



City of Belton, Texas

City Council Meeting Agenda
Tuesday, October 22, 2024 - 5:30 p.m.
Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Wayne Carpenter.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Interim Director of Public Works Scott Hodde.

"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

Invocation. The Invocation will be given by Councilmember Stephanie O'Banion.

1. Call to order.
2. Public Comments.

Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

3. Presentation of National Night Out Block Party Awards:
 - **Rookie of the Year:** Leon Heights – Cammi Owens
 - **Community Camaraderie Award:** Legend Oaks – Joan Gillette
 - **Best Neighborhood Block Party:** Mitchell Circle – Krystal Buitron

Consent Agenda

Items 4-10 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately:

4. Consider minutes of the September 24, 2024, City Council Meeting.
5. Consider authorizing the purchase of networking equipment from GTS Technologies Inc. through TIPS Contract 230105 to replace the City of Belton's aging Network Switches and Access Points at a cost of \$94,054.68.
6. Consider authorizing the purchase of fleet vehicles up to 20% over the budgeted amount for:
 - A. Public Works Department – 4 vehicles
 - B. Police Department – 3 vehicles
 - C. Planning Department – 2 vehicles
7. Consider authorizing the purchase of a street sweeper from ASCO through the BuyBoard purchasing cooperative in the amount of \$355,874.
8. Consider authorizing the City Manager to execute an Interlocal Agreement with Hill Country Transit District for the operation of a public transit system.
9. Consider an ordinance annexing 2.305 acres of right-of-way along Old Golf Course Road.
- 10.H-24-13 – Consider a Façade Improvement Grant application for exterior renovations to the structure at 206 E. Central Avenue, located in the Downtown Belton Commercial Historic District, between S. Penelope Street and N. East Street.

Planning and Zoning

- 11.Z-24-18 – Hold a public hearing and consider a zoning change from Planned Development – Retail to Amended Planned Development-Retail on approximately 2.726 acres located at 2721 N. Main Street, east of N. Main Street and south of E. Lake Road.
- 12.Z-24-24 – Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial-2 on approximately 1.4 acres located at 1901 and 1903 S. Connell Street.
- 13.Z-24-25 – Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-2 w/a Specific Use Permit for an Accessory Dwelling Unit with a

kitchen (SF-2 w/SUP for ADU w/kitchen) on approximately 0.29 acres located at 1134 N. Wall Street, on the southwest corner of N. Wall Street and E. 12th Avenue.

14. Z-24-26 – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway with a Specific Use Permit for a Master Sign Plan (PD CH w/SUP for Master Sign Plan) on approximately 12.6 acres located at 8101 S. IH-35 Service Road.
15. Z-24-27 – Hold a public hearing and consider a zoning change from Single Family-1 to Neighborhood Services on approximately 0.93 acres located at 206 Lake Road.
16. P-24-14 – Consider a final plat for Fairway Drive Commercial Plat, comprised of 2.94 acres, located at 1115 Fairway Drive, the corner of E. Avenue M and Fairway Drive.
17. P-24-16 – Consider a final plat for Bluebonnet Crossing, comprised of 2.858 acres, located at 35 S. Loop 121.
18. P-24-18 – Consider a final plat for River Fair Crossing, Phase II, comprised of 2.026 acres, located at 2910 and 3002 N. Main Street.

Miscellaneous

19. Consider allocation of ARPA interest funds as recommended by a Council-appointed Subcommittee.

Executive Session

The City Council will recess and reconvene in the Smith Room for the following item.

20. Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel Matters.

- A. City Clerk's performance evaluation.
- B. City Manager's performance evaluation.

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.



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OFFICE OF THE CITY MANAGER

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Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Interim Director of Public Works Scott Hodde.

"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

Invocation. The Invocation will be given by Councilmember Stephanie O'Banion.

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2. Public Comments.

Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

3. Presentation of National Night Out Block Party Awards:

- **Rookie of the Year:** Leon Heights – Cammi Owens
- **Community Camaraderie Award:** Legend Oaks – Joan Gillette
- **Best Neighborhood Block Party:** Mitchell Circle – Krystal Buitron

Employees of the Belton Police Department will present these awards.

Consent Agenda

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4. **Consider minutes of the September 24, 2024, City Council Meeting.**

A copy of the minutes is attached. Recommend approval.

5. **Consider authorizing the purchase of networking equipment from GTS Technologies Inc. through TIPS Contract 230105 to replace the City of Belton's aging Network Switches and Access Points at a cost of \$94,054.68.**

Please see Staff Report from Director of IT Chris Brown. Recommend authorizing the purchase of the network switches.

6. **Consider authorizing the purchase of fleet vehicles up to 20% over the budgeted amount for:**

A. Public Works Department – 4 vehicles

B. Police Department – 3 vehicles

C. Planning Department – 2 vehicles

Please see Staff Report from multiple department heads. Recommend authorizing the purchase of vehicles up to 20% over the budgeted amount due to availability issues.

7. **Consider authorizing the purchase of a street sweeper from ASCO through the BuyBoard purchasing cooperative in the amount of \$355,874.**

Please see Staff Report from Interim Director of Public Works Scott Hodde. Recommend authorizing the purchase of the street sweeper from ASCO.

8. **Consider authorizing the City Manager to execute an Interlocal Agreement with Hill Country Transit District for the operation of a public transit system.**

Please see Staff Report from City Manager Sam Listi. Recommend authorizing the execution of the agreement.

9. **Consider an ordinance annexing 2.305 acres of right-of-way along Old Golf Course Road.**

Please see Staff Report from Director of Planning Bob van Til. Recommend approval of the ordinance annexing Old Golf Course Road right-of-way.

10. **H-24-13 – Consider a Façade Improvement Grant application for exterior renovations to the structure at 206 E. Central Avenue, located in the Downtown Belton Commercial Historic District, between S. Penelope Street and N. East Street.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 4, 2024, the Historic Preservation Commission unanimously recommended approval of the Façade Improvement Grant, and Staff concurs.

Planning and Zoning

11. **Z-24-18 – Hold a public hearing and consider a zoning change from Planned Development – Retail to Amended Planned Development-Retail on approximately 2.726 acres located at 2721 N. Main Street, east of N. Main Street and south of E. Lake Road.**

See Staff Report from Senior Planner Tina Moore. At its meetings on August 20 and October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change, and Staff concurs.

12. **Z-24-24 – Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial-2 on approximately 1.4 acres located at 1901 and 1903 S. Connell Street.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change, and Staff concurs.

13. **Z-24-25 – Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-2 w/ a Specific Use Permit for an Accessory Dwelling Unit with a kitchen (SF-2 w/SUP for ADU w/kitchen) on approximately 0.29 acres located at 1134 N. Wall Street, on the southwest corner of N. Wall Street and E. 12th Avenue.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change, and Staff concurs.

14. **Z-24-26 – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway with a Specific Use Permit for a Master Sign Plan (PD CH w/SUP for Master Sign Plan) on approximately 12.6 acres located at 8101 S. IH-35 Service Road.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change, and Staff concurs.

15. **Z-24-27 – Hold a public hearing and consider a zoning change from Single Family-1 to Neighborhood Services on approximately 0.93 acres located at 206 Lake Road.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change, and Staff concurs.

16. **P-24-14 – Consider a final plat for Fairway Drive Commercial Plat, comprised of 2.94 acres, located at 1115 Fairway Drive, the corner of E. Avenue M and Fairway Drive.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the final plat subject to the Staff comment letter dated October 10, 2024, and Staff concurs.

17. **P-24-16 – Consider a final plat for Bluebonnet Crossing, comprised of 2.858 acres, located at 35 S. Loop 121.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the final plat subject to the Staff comment letter dated September 27, 2024, and the sidewalk variance on FM 93. Staff concurs with the recommendation.

18. **P-24-18 – Consider a final plat for River Fair Crossing, Phase II, comprised of 2.026 acres, located at 2910 and 3002 N. Main Street.**

See Staff Report from Senior Planner Tina Moore. At its meeting on October 15, 2024, the Planning and Zoning Commission unanimously recommended approval of the final plat subject to the Staff comment letter dated October 8, 2024, and Staff concurs.

Miscellaneous

19. **Consider allocation of ARPA interest funds as recommended by a Council-appointed Subcommittee.**

See Staff Report from Assistant City Manager Matt Bates. Recommend authorizing the allocation of ARPA interest funds as recommended by the Council-appointed Subcommittee.

Executive Session

The City Council will recess and reconvene in the Smith Room for the following item.

20. Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel Matters.

- A. City Clerk's performance evaluation.
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**Belton City Council Meeting
September 24, 2024 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room of the Harris Community Center. Members present included Mayor David K. Leigh, Mayor Pro Tem John R. Holmes, Sr., Councilmembers Wayne Carpenter, Craig Pearson, Daniel Bucher and Stephanie O'Banion. Councilmember Dave Covington was absent. Staff present included Sam Listi, Matt Bates, John Messer, Mike Rodgers, Larry Berg, Amy Casey, Chris Brown, Daniel Aguirre, Jon Fontenot, Paul Romer, Scott Hodde, Megan Odiorne, Judy Garrett, James Grant, Joe Dyer and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by Mayor Pro Tem John R. Holmes, Sr. The Pledge of Allegiance to the Texas Flag was led by BEDC Executive Director Cynthia Hernandez. The Invocation was given by Mayor David K. Leigh.

1. **Call to order.** Mayor Leigh called the meeting to order at 5:31 p.m.
2. **Public Comments.** (*Audio 1:43*)

Sargeant Wayne Cooley, the City's National Night Out Coordinator, invited Council and the audience to participate in National Night Out scheduled for October 1, 2024. There are 13 locations scheduled for this year.

City Manager Sam Listi recognized City Clerk Amy Casey for receiving her Master Municipal Clerk certification through the International Institute of Municipal Clerks.

There were no other public comments.

3. **Proclamation: Manufacturing Day – October 4, 2024**

Representatives from Stratasys and Belltec were present to receive the proclamations from Mayor Leigh. Representatives from Belton ISD and Temple College also received proclamations for their partnership in the City's Manufacturing Day activities. BEDC Executive Director Cynthia Hernandez recognized Belton's manufacturers and thanked them for what they provide for Belton.

Consent Agenda

Items 4-8 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately. (*Audio 13:37*)

4. **Consider the minutes of the September 10, 2024, City Council Meeting.**
5. **Consider a resolution nominating a candidate for the Bell County Appraisal District Board of Directors.** (Hugh Shine)

6. **Consider authorizing the purchase of three (3) portable buildings from Belton ISD.**
7. **Consider an Interlocal Agreement with Bell County authorizing funding in the amount of \$1,181,000 from the Belton Tax Increment Reinvestment Zone #1 to be used towards the purchase of approximately 3.8 acres of land (Tax ID Nos. 47326 and 432441) for future Bell County facilities as included in the TIRZ Project and Financing Plans.**
8. **H-24-10 Consider a Façade Improvement Grant application for exterior renovations to the structure at 210 E. Central Avenue, located in the Downtown Belton Commercial Historic District, between S. Penelope Street and N. East Street.**

Upon a motion for approval by Mayor Pro Tem Holmes and a second by Councilmember Pearson, the Consent Agenda, including the following captioned resolution, was approved upon a unanimous vote of 6-0.

RESOLUTION NO. 2024-22-R

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, NOMINATING A CANDIDATE FOR THE TAX APPRAISAL DISTRICT OF BELL COUNTY BOARD OF DIRECTORS FOR THE YEAR 2025

Planning and Zoning

9. **Z-24-21 – Hold a public hearing and consider a zoning change from Single Family-1, Retail, and Planned Development – Retail to Amended Planned Development – Retail on approximately 2.026 acres located at 2910 and 3002 N. Main Street. (Audio 15:20)**

Senior Planner Tina Moore presented this item.

Public hearing: No one spoke for or against the item.

Upon a motion for approval of the zoning change from Single Family-1, Retail, and Planned Development-Retail to Amended Planned Development-Retail by Mayor Pro Tem Holmes, and a second by Councilmember Carpenter, the following captioned ordinance was unanimously approved upon a vote of 6-0 with the following conditions:

- The development must conform to all applicable standards of the Retail Zoning District.
- A 15' side yard setback is allowed on the southern property line of the Panda Express site (Proposed River Fair Crossings, Phase II, Block 1, Lot 1).

- A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.
- The development of each property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards
 - Landscape Design Standards
 - Tree Protection, Preservation, and Mitigation Standards

ORDINANCE NO. 2024-39

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1, RETAIL, AND PLANNED DEVELOPMENT – RETAIL to AMENDED PLANNED DEVELOPMENT – RETAIL ON APPROXIMATELY 2.026 ACRES LOCATED AT 2910 AND 3002 N. MAIN STREET.

10. **Z-24-22 – Hold a public hearing and consider a zoning change from Retail to Planned Development – Retail on approximately 2.84 acres located at 35 S. Loop 121, the southwest corner of Loop 121 and FM 93. (Audio 22:29)**

Senior Planner Tina Moore presented this item.

Public hearing: Jay Littlefield, 670 E. 24th Avenue, applicant, spoke in favor of the zoning change. No one else spoke for or against the item.

Upon a motion for approval of the zoning change from Retail to Planned Development-Retail by Councilmember Pearson, and a second by Mayor Pro Tem Holmes, the following captioned ordinance was unanimously approved upon a vote of 6-0 with the following conditions:

- The development must conform to all applicable standards of the Retail Zoning District.
- A side yard setback of 15' is permitted from the southern property line of the proposed Bluebonnet Crossing subdivision Lot 1.
- A side yard setback of 15' is permitted from the northern property line of the proposed Bluebonnet Crossing subdivision Lot 2.
- An accessory structure setback of 2' is permitted.
- A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

- The development of each property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards (Exhibit B)
 - Building (Exhibit C)
 - Landscape Design Standards
 - Tree Protection, Preservation and Mitigation Standards.

ORDINANCE NO. 2024-40

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON, TEXAS, BY CHANGING THE DESCRIBED DISTRICT FROM RETAIL TO PLANNED DEVELOPMENT – RETAIL ON APPROXIMATELY 2.84 ACRES LOCATED AT 35 S. LOOP 121

11. **Z-24-23 – Hold a public hearing and consider a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit to allow for a 70’ Pole Sign with an electronic changeable sign on approximately 8.963 acres located at 1901 S IH 35 Service Road. (Audio 27:26)**

Senior Planner Tina Moore presented this item.

Public hearing: No one spoke for or against the item.

Upon a motion for approval of the zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit by Mayor Pro Tem Holmes, and a second by Councilmember O’Banion, the following captioned ordinance was approved upon a vote of 5-1 (Mayor Leigh dissenting) with the following conditions:

- The development must conform to all applicable standards of the Commercial Highway Zoning District.
- A 70’ tall sign height is permitted. A maximum area of 357.7 SF is permitted.
- A 15’ front yard setback is required for the sign for I-35 frontage Road and Laila Lane.
- An electronic changeable copy sign meeting the requirements of Section 38.15, Sign Lighting Standards, is permitted.

ORDINANCE NO. 2024-41

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON, TEXAS, BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY TO COMMERCIAL HIGHWAY WITH A SPECIFIC USE

PERMIT ON APPROXIMATELY 8.963 ACRES LOCATED AT 1901 S. IH 35 SERVICE ROAD.

12. **Hold a public hearing and consider amendments to the Belton Zoning Ordinance related to the sale of alcoholic beverages.** (Audio 36:07)

Director of Planning Bob van Til presented this item.

Public hearing: Harold Brockway, 3341 Dunns Canyon Road, asked about the 14 and 17 percent limits on wine and will they be in place? City Clerk Amy Casey answered that the election made it all 17 percent. With no one else requesting to speak, the public hearing was closed.

Councilmember Bucher made a motion for approval of the amendments to the Belton Zoning Ordinance including amending the LI and HI zoning districts to not permit distilleries/breweries, bars or package stores. The motion was seconded by Mayor Pro Tem Holmes, and the following captioned ordinance was unanimously approved upon a vote of 6-0.

ORDINANCE NO. 2024-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING SECTIONS OF THE ZONING ORDINANCE, RELATED TO ALCOHOLIC BEVERAGE SALES; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

13. **Hold a public hearing and set a date to consider an ordinance annexing 2.305 acres of right-of-way along Old Golf Course Road.** (Audio 57:10)

Director of Planning Bob van Til presented this item.

Public hearing: No one spoke for or against the item.

Councilmember Bucher made a motion to schedule the annexation ordinance for adoption at the October 22, 2024, City Council meeting. The motion was seconded by Mayor Pro Tem Holmes and passed unanimously upon a vote of 6-0.

Miscellaneous

14. **Hold a public hearing and consider an ordinance amending Chapter 23 of the Code of Ordinances related to utilities.** (Audio 1:00:08)

Director of Finance Mike Rodgers presented this item.

Public hearing: No one spoke for or against the item.

Upon a motion for approval of the amendments to Chapter 23 of the Code of Ordinances by Mayor Pro Tem Holmes, and a second by Councilmember O'Banion, the following captioned ordinance was unanimously approved upon a vote of 6-0.

ORDINANCE NO. 2024-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING CHAPTER 23 OF THE CODE OF ORDINANCES OF THE CITY OF BELTON RELATED TO UTILITIES; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

15. **Hold a public hearing and consider an ordinance designating a 'No on Street Parking' area along the south side of 13th Avenue from N. Main Street (Hwy 317) to Waco Road.** *(Audio 1:08:05)*

Interim Director of Public Works Scott Hodde presented this item.

Public hearing: No one spoke for or against the item.

Upon a motion for approval by Mayor Pro Tem Holmes, and a second by Councilmember O'Banion, the following captioned ordinance was unanimously approved upon a vote of 6-0.

ORDINANCE NO. 2024-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING ARTICLE V, CHAPTER 22 OF THE CODE OF ORDINANCES OF THE CITY OF BELTON DEALING WITH TRAFFIC; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

16. **Consider adopting a resolution recognizing Belton as a supporter of the craft brewing industry and celebrating Belton's membership in the Texas Craft Brewers Guild Brew City, Texas program.** *(Audio 1:11:07)*

CVB/Retail Development Coordinator Judy Garrett presented this item.

Upon a motion for approval by Councilmember Carpenter, and a second by Councilmember O'Banion, the following captioned resolution was unanimously approved upon a vote of 6-0.

RESOLUTION NO. 2024-23-R

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, RECOGNIZING THE CITY OF BELTON AS A SUPPORTER OF THE CRAFT

BREWING INDUSTRY AND CELEBRATING BELTON'S MEMBERSHIP IN THE TEXAS CRAFT BREWERS' GUILD BREW CITY, TEXAS PROGRAM

17. **Consider authorizing a Chapter 380 Economic Development Agreement between the City of Belton and Bearden Investments.** (Audio 1:15:29)

City Manager Sam Listi presented this item.

Upon a motion for approval by Councilmember Bucher, and a second by Mayor Pro Tem Holmes, the Chapter 380 Economic Development Agreement with Bearden Investments was unanimously approved upon a vote of 6-0.

18. **Consider authorizing a letter of support for legislation in the 2025 Texas Legislative Session that would enable the creation of a Central Texas Water Alliance.** (Audio 1:19:55)

City Manager Sam Listi presented this item.

Upon a motion for approval by Councilmember O'Banion, and a second by Councilmember Carpenter, a letter of support was unanimously authorized upon a vote of 6-0.

Work Session

19. **Receive a presentation and discuss Sidewalks as required in Ordinance 2021-25 which requires a sunset review no later than three (3) years following its adoption.** (Audio 1:28:58)

Director of Planning Bob van Til presented this item. No action other than discussion was required of the Council.

20. **Receive a presentation and discuss Short-Term Rentals as required in Ordinance 2023-10 which requires a sunset review eighteen (18) months following its adoption.** (Audio 1:34:22)

Director of Planning Bob van Til presented this item. No action other than discussion was required of the Council.

There being no further business, the meeting was adjourned at _____ p.m.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #5

Consider authorizing the purchase of networking equipment from GTS Technologies Inc. through TIPS Contract 230105 to replace the City of Belton’s aging Network Switches and Access Points at a cost of \$94,054.68.

Originating Department

Information Technology – Chris Brown, Director of Information Technology

Summary Information

This purchase will allow the IT Department to replace all existing Network Switches and Wireless Access Points that are currently providing network connectivity throughout all City facilities.

- Maintain 100% uptime by replacing aging equipment
- Maintain vendor warranty support and firmware updates
- Failover to sustain hardware failures with higher availability
- Lower cost of ownership

Purchases through the State DIR Contract meet all competitive bidding requirements.

Fiscal Impact

Amount: \$94,054.68

Budgeted: Yes No

Funding Source: Information Technology Fund (177-4-071-8400)

Recommendation

Recommend approval to purchase network equipment through the TIPS contract 230105, to replace the City of Belton’s network environment in the amount of \$94,054.68.

Attachments

[GTS Technologies Inc. quote](#)



TECHNOLOGY SOLUTIONS

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd Suite 275
Austin, Texas 78758
Phone: 512.452.0651

QUOTE

Quote Number: Q-08187
Quoted Date: 10/18/2024
Expiration Date: 11/08/2024
Account Exec: Ashley Ambroso
Inside Sales Rep: Jed Rhodes
jed.rhodes@gts-ts.com
(512) 681-6219
Terms: NET 30

QUOTE FOR:

City of Belton

Provide group name

Table with 8 columns: LINE, ITEM, DESCRIPTION, SPECIFICATIONS, CONTRACT, QTY, PRICE, EXTENDED PRICE. Contains 5 rows of item data.

Quote Number:

Q-08187

	4YE	ExtremeSwitching 5420M 48 10/100/1000BASET FDX/HDX 802.3bt 90W PoE 2 stacking/SFP-DD 4 10/25G unpopulated SFP28 MACsec capable					
6	97000-5420M- 48W-4YE	EW TAC OS 5420M-48W-4YE	Tips 230105	9	\$ 412.72	\$ 3,714.48	
7	XIQ-PIL-S-C-EW	ExtremeCloud IQ Pilot SaaS Subscription and EW SaaS Support for one (1) device (1 year)	Tips 230105	36	\$ 71.79	\$ 2,584.44	
8	AP4000-WW	Indoor Tri Radio WiFi 6E AP 2.4 GHz 5GHz 6GHz Multirate Port. Integrated Light power sensors BLE/Zigbee. AI/ML green mode. INT antennas.	Tips 230105	12	\$ 444.83	\$ 5,337.96	
9	97000-AP4000- WW	EW TAC OS AP4000-WW	Tips 230105	12	\$ 27.82	\$ 333.84	
10	10304	10 Gigabit Ethernet SFP+ passive cable assembly 1m length.	Tips 230105	1	\$ 40.51	\$ 40.51	
11	PS-ESU-REMOTE	Remote (ESU) Extreme Service Unit	Tips 230105	6	\$ 2,160.00	\$ 12,960.00	**** THIS IS A PREPAID SKU ****

QUOTE

Quote Number:

Q-08187

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability. Dell maintains a strict zero-return policy. Therefore, purchases of incorrect quantity, specifications, items, or configurations are non-refundable and non-returnable. Please ensure that you have reviewed your quote thoroughly.

This quote does not include the applicable sales tax for our commercial customers

Sales Total:	\$ 94,054.68
Freight & Misc:	\$ 0.00
Tax Total:	\$ 0.00
Total (USD):	\$ 94,054.68



Staff Report – City Council Agenda Item

Agenda Item #6

Consider authorizing the purchase of vehicles up to 20% over the budgeted amount for

- A. Public Works Department – 4 vehicles;
- B. Police Department – 3 vehicles; and
- C. Development Services Department – 2 vehicles.

Originating Department

Public Works Department – Scott Hodde, Interim Director of Public Works

Police Department – Captain Daniel Ontiveros

Development Services Department – Bob van Til, Director of Development Services

Background

The Capital Equipment Replacement Fund created by the City Council several years ago has been successful at creating a level funding mechanism to sustain the City fleet of vehicles and equipment. However, Staff has noticed over the last few years, a continued limited supply of vehicles available for purchase. Dealerships continue to reduce the amount of stock on hand, and production times have significantly increased. When Staff learns of an available vehicle, it is usually already sold before we can secure Council approval to purchase. Therefore, we are requesting approval to make an immediate purchase up to 20% over the budgeted amount when we learn of available vehicles. Staff will ensure that the vehicles purchased are the best value for the City's money and will keep the cost as low as possible. Purchases will also be made through a purchasing cooperative to ensure that bidding laws are met.

Public Works Vehicles

During FY2024, three Ford Mavericks were ordered for Public Works Meter Readers and Program Manager. The order was unable to be filled by Ford Motor Company due to high demand. In FY 2025, Public Works will try again to acquire these three or similar vehicles. \$84,000 is included in the FY 2025 budget for this purpose.

Replacement of Unit #206 (single cab 4x4 truck) was approved in FY2025 for the Water/Wastewater Division. This truck is used to pull the sewer trailer to and from sites to wash sewer lines, unclog sewer backups, etc. This vehicle frequently operates off-road, where four-wheel drive is essential. The FY2025 budget for the one (1) Water/Wastewater truck is \$45,450.

Police Vehicles

The Police Department seeks authorization to purchase two (2) Dodge Durango police utility vehicles and one (1) Ford Explorer. The Department is replacing Units 16-2 and 16-4 that are both 2016 Ford Explorers and are adding a vehicle in lieu of a car allowance for the Chief. The agency supplied equipment, including cameras, radars, stop sticks, mobile computer mounts, and data transfer routers are to be purchased separately at an estimated cost of \$35,500. Installation of this emergency equipment will also be required and be performed by a third party. Authorization requested includes the purchase and installation of the emergency equipment.

By purchasing two Dodge Durangos and one Ford Explorer, we will be able to strengthen the police department fleet, while avoiding higher costs associated with maintenance repairs of older model vehicles. This purchase will also allow us to prepare for additional personnel hired in FY 2024 that are completing training.

The FY2025 budget for three (3) Police vehicles including associated equipment is \$209,070.

Development Services Vehicles

The Development Services Department is scheduled to replace two trucks (units 213 and 214) in 2025. Both are 2015 Ford F150s. We propose to replace these trucks with mid-sized all-wheel drive pickups. The FY2025 budget for two (2) Inspection vehicles is \$90,900.

Fiscal Impact

Amount: to be determined but authorized up to 20% over budget due to availability issues

Budgeted: Yes No Capital Project Funds

Funding Source(s): Water & Sewer Fund and Capital Equipment Replacement Funds

Recommendation

Recommend approval of the purchase and equipping of the vehicles, up to 20% over budget, as presented herein.

Attachments

None



Staff Report – City Council Agenda Item

Agenda Item #7

Consider authorizing the purchase of a Street Sweeper from ASCO Equipment through the BuyBoard Purchasing Cooperative in the amount of \$355,874.

Originating Department

Public Works – Scott Hodde, Interim Director of Public Works

Summary Information

The proposed street sweeper would replace Unit V248, a 7-year-old sweeper currently in daily use for clearing debris, leaves, sand, and other materials from Belton's streets. Unit V248 has reached the end of its useful life, which is typically around 7 years for this type of equipment, and now requires frequent, costly maintenance to remain operational. Replacing the unit this fiscal year is necessary to maintain efficient street cleaning services and reduce ongoing repair costs.

After thorough research and comparison of available street sweeper models, staff has determined that the GLOBAL Model M4 Mechanical Sweeper would better meet the specific needs of the City of Belton. Unlike the current air sweeper, the Model M4 excels at collecting gravel and leaves, making it more effective for our community. Additionally, the M4 performs significantly better on uneven surfaces, ensuring a more efficient and reliable sweeping process across various terrain types.

The mechanical design of the M4 sweeper offers greater flexibility for in-house repairs, allowing our shop mechanics to handle a wider range of maintenance tasks. In cases where prioritized service is needed, ASCO has the capability to perform necessary repairs locally, ensuring minimal downtime and quicker turnaround for the equipment.

This GLOBAL Model M4 Mechanical Sweeper will be purchased locally from Associated Supply Company, Inc. (ASCO) and was quoted for \$355,874. This equipment will be purchased using the BuyBoard Purchasing Contract.

Fiscal Impact Amount: \$355,874

Budgeted: Yes No

Funding Source(s): Capital Equipment Replacement Funds

Recommendation

Recommend Council authorize the purchase of the street sweeper as presented.

Attachments

BuyBoard Quote

TX BUYBOARD: M4 MECHANICAL SWEEPER

DATE: 10/16/2024

CUSTOMER: Belton, TX

Terms: 30 Days Net

DEALER: ASCO

FREIGHT: FOB - Belton, TX

QUOTE NO.: 10082004 A M4

UAO#

GLOBAL M4 STANDARD EQUIPMENT

High Visibility Cab (Glass Entry Door included)	5.6 cu yd Hopper (Volumetric)
69 dBA In-Cab Noise Level	Hopper Dump Alarm
Dust & Weather Sealed Cab	47" dia Gutter Brooms
Multi-Adjustable Suspension Seat	In-Cab Gutter Broom Pressure Adjustment
Tilt & Telescoping Steering Wheel	Tuf-Grip Disposable Gutter Broom Segments
Tinted Safety Windows & Windshield	32" x 56.5" Tube Type Pickup Broom
Left & Right Dual West Coast Mirrors	58" Wide Squeegee Type Elevator
Windshield Wiper/Washer	Cab Controlled Elevator Leafgate System
Ergonomic Go Pedal	LED Gutter Broom Spotlights
Coolant Temp, Oil Pressure & Voltmeter Gauges	Sealed Beam Headlights
Coolant, Eng Oil Pressure & Low Hyd Oil Warning Lights	Stop/Tail Lights, Clearance Lights
Speedometer, Tachometer & Hourmeter	Two 18 gal Hydraulic Oil Tanks
Fuel Level Gauge	Hydraulic Manifolds in LH Fender
250 gal Polyethylene & SS Water Tank	18.5' Turning Radius
15' Hydrant Hose with Coupling & Wrench	130 amp Heavy-Duty Alternator
Gutter Broom Water Spray Jets	All Sheet Metal Surfaces Primer Powder Coated
Pickup Broom Water Spray Jets	Sheet Metal Surfaces Powder Coated
Low Water Level Light in Cab	Fender Mounted Tool Box
Front Spray Bar	Four Wheel Disk Brakes
Buddy Seat	ABS Brake System
Front & Rear Suspension	Front & Rear Tie Downs with Tow Hooks
Electrical Systems Locker	1 Sweeper Service Manual in English
Engine Block Heater	1 Sweeper Parts Manual in English
Centauri Precleaner	1 Sweeper Operator Manual in English
Automatic Safety Props	Ergo Switch Standard
PM10 High Quality PUB (Pick Up Broom)	Rear View Camera Standard

Buy Board Spec Item Category	Pt/ Item #	Item Description	MSRP/ List Price
52	M4 Brm Sweeper	Cummins ISB6.7-280 HP, High Dump, Hydrostatic Drive, Dual Gutter Broom, A/C, Standard ERGO Sweeping Controls, 2021 Emissions	\$323,639

*** Powder Coated Paint - White W/ Gray Frame ***

AVAILABLE OPTIONS:

52	K323150	Elevator & Hopper Flusher	\$1,399
52	K323466	Elevator Ass'y 2-pc bottom 11 squeegee	\$3,720
52	K323753	GB Speed Control	\$1,484
52	K247011	Dual GB Tilt	\$5,700
52	K247077	Hopper Access Door	\$3,515

Delivery: January 2025

SIGNATURE: _____

DATE: _____

Freight - FOB BELTON, TX All prices are valid for 30 days.

Payment is strictly 30 days net. Late payment penalty 1% per month or part thereof.

Form GS-47.doc Rev: C 02/25/2013

5405 Industrial Parkway
San Bernardino, CA 92407
Tel: 1 (909) 713-1600



Fax : 1 (909) 713-1613

www.globalsweeper.com



TX BUYBOARD: M4 MECHANICAL SWEEPER

DATE: 10/16/2024

CUSTOMER: Belton, TX

Terms: 30 Days Net

DEALER: ASCO

FREIGHT: FOB - Belton, TX

QUOTE NO.: 10082004 A M4

UAO#

AVAILABLE OPTIONS (continued):

52	K325256	AM/FM Radio w/ CD		\$614
52	K901325	Aux Power Plug Adaptor Port		\$373
52	K318806	Seat, High Back, Air		\$1,263
52	K247172	Heated & Remote Controlled Mirrors with Heavy Duty Brackets		\$2,048
52	K324458	L.E.D. Stop/Tail/Clearance/Marker Lights		\$1,023
52	K325221	Arrowstick (LED)		\$2,048
52	K325514	Limb Guard (Cab Beacon/Strobe)		\$324
52	326844	Cab Strobe (LED)		\$611
52	247632	Rear Flashing (LED) Strobes (mounted in hyd. Towers)(Qty. 2)		\$611
52	329822	Remote Grease Block - 9 positions		\$1,879
52	322079	In-Cab Water Tank Gauge		\$549
52	NPN	Hopper Load Leveling Device		\$4,572
		FREIGHT		\$500

TOTAL \$355,874

Delivery: January 2025

SIGNATURE: _____

DATE: _____

Freight - FOB BELTON, TX All prices are valid for 30 days.

Payment is strictly 30 days net. Late payment penalty 1% per month or part thereof.

Form GS-47.doc Rev: C 02/25/2013

5405 Industrial Parkway
San Bernardino, CA 92407
Tel: 1 (909) 713-1600
Fax: 1 (909) 713-1613

www.globalsweeper.com





Staff Report – City Council Agenda Item

Agenda Item #8

Consider authorizing the City Manager to execute an Interlocal Agreement with Hill Country Transit District for the operation of a public transit system.

Originating Department

Administration – Sam A. Listi, City Manager

Background

This Agreement will formalize Hill Country Transit District's (HCTD, dba The HOP) services in Belton for FY 2025. The concept of micro transit, rather than fixed route service, was introduced by the HOP late last year (11/14/2023), and the micro transit service was "rolled out" in Belton on August 30, 2024. Attachment "A" at the rear of the Agreement outlines Belton services, including daily service Monday – Friday as follows:

- 3 peak hour vehicles - (6:00 am – 10:00 am and 2:00 pm – 6:00 pm);
average wait time: 30 minutes
- 2 off-peak vehicles - (10:00 am – 2:00 pm and 6:00 pm – 8:00 pm);
average wait time: 40 minutes
- Connector Service between Copperas Cove and Temple

Attachment "B" indicates services provided during 31 service days (September 3 – October 15), total nearly 2,000 rides, with an average wait time of 11 minutes in Belton. In the HOP Region, nearly 28,000 rides were provided, with an average 10-minute wait time. Services are improving, and early computer program issues have been reduced.

Services have a projected cost of \$724,410; a farebox revenue of \$50,486 (\$2 fare, with a 50% reduced fare to \$1.00 for +65 seniors, students, military, and special needs); and Federal, State and Medicaid subsidy of \$618,551. Belton's cost share is \$55,373. The FY 2025 budget includes \$55,000 in the Council's Contributions account.

Fiscal Impact

Amount: \$55,373

Recommendation

Recommend authorizing the City Manager to execute an Interlocal Agreement with Hill Country Transit District for the operation of a public transit system.

Attachments

Proposed Interlocal Agreement

HILL COUNTRY TRANSIT DISTRICT dba THE HOP

4515 W. U.S. 190
Belton, TX 76513
Phone (254) 933-3700 | FAX (254) 933-3724
www.takethehop.com

INTERLOCAL AGREEMENT – TRANSIT SERVICES

This Interlocal Agreement (ILA) (hereinafter the “Agreement”) is being made between the **Hill Country Transit District** (hereinafter “the HCTD”) and the Local Government of the City of **Belton**, (hereinafter “the Local Government”), a Texas home rule city, pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code 5791.001 et seq. This Agreement includes any addendum between the Local Government and the HCTD that is attached hereto and incorporated herein by reference.

PREAMBLE

WHEREAS, the Local Government historically created an urban transit district (UTD) under Chapter 458 of the Texas Transportation Code and entitled it Hill Country Transit District (the HCTD); and

WHEREAS, the HCTD is a political subdivision under the laws of the State of Texas as defined by Chapter 458 of the Texas Transportation Code and Chapter 791 of the Texas Government Code, under which this Agreement is made, and

WHEREAS, Belton and Temple further formed into an integral geographic part of the federally established Temple Urbanized-Zone-Area (Temple UZA), designated as a small UZA for federal formula funding purposes, and

WHEREAS, the HCTD is the designated recipient of both federal and state transportation funds for the Local Government to provide public transportation services within the Temple UZA; and

WHEREAS, it is the sense of the Local Government that a specialized agency of government should supervise the performance of this agreement and operate and manage the public transportation system (the “system”) for the Local Government; and

WHEREAS, the HCTD is trained and experienced in the operation and management of a public transportation system, has operated the Local Government Urban Transit System

since 1999, and is currently designated under Chapter 458 of the Texas Transportation Code as the sole authorized provider of public transportation services within the Local Government; and

WHEREAS, the Local Government finds that it will increase the efficiency and effectiveness of operations to contract with and designate the HCTD to provide public transportation services; and

WHEREAS, the boundaries of the UZA in effect when this Agreement is adopted may change through growth of the UZA, through expansion or annexation, or through the addition of, or withdrawal of, Local Governmental entities; and

WHEREAS, this Agreement is made under the authority of the Interlocal Cooperation Act of 1971, as amended and codified in Chapter 791 of the Texas Government Code; and

WHEREAS, the governing body of the Local Government and the HCTD have authorized their undersigned representative to enter into this Agreement; and

WHEREAS, the Bylaws of HCTD require HCTD to enter into an interlocal agreement for transit services before transit services may be provided; and

THEREFORE, for and in consideration of the mutual promises and covenants contained in this Agreement, it is agreed that:

SECTION 1 – PURPOSE

The purpose of this Agreement is to provide for a public transportation system to be operated and managed by the HCTD within the UZA for the Local Government as per the terms and conditions hereinafter set forth.

SECTION 2 – GOVERNANCE

The HCTD shall be exclusively governed by a Board of Directors as set forth in the HCTD By-Laws.

SECTION 3 – RIGHTS AND DUTIES

Contracting and Support Services:

The HCTD may contract with the Local Government for the provision of support services such as fueling stations and for the lease of real property and use of other Local Governments-owned facilities under supplemental agreements. The Local Government may contract with the HCTD for special services that are not included in the day-to-day operations of the system. The HCTD's provision of these special services shall not interfere with or reduce the quality of service offered to the public by the system and cannot violate any federal or state regulations governing the use of state or federally funded transit equipment or operations.

Management and Operation of the System:

1. The HCTD shall provide management services and operate a public transportation system which includes all properties, equipment, facilities, routes, runs, zones, and services designed for such purposes.
2. The HCTD shall employ, furnish, and supervise employees and contract for services with third parties as necessary for the operation of the system.
3. The HCTD shall assume the active direction of the system including transportation, maintenance, schedule preparation, accounting, purchasing and contracting, public relations, and human resources.
4. Management and operation of the system shall be provided at the principal office of the HCTD in Belton, Texas, and such other locations designated by the HCTD Board of Directors.
5. The use of public streets within the geographical service areas of the Local Government shall be subject to the control of such Local Governments and may require the HCTD to comply with ordinances requiring permits and certificates of necessity.

Grants:

The HCTD will apply for grants on behalf of the Local Government of the UZA from the Federal Transit Administration (FTA) and Texas Department of Transportation (TxDOT) and any other grant source deemed applicable. The HCTD will serve as both the grantee and the designated recipient for the Local Government. The parties will ensure federal and state requirements for substituting the HCTD for the Local Government in this capacity are completed and maintained.

1. The HCTD shall be solely responsible for executing grant agreements and receiving and managing grant funds.
2. The HCTD shall be responsible for complying with the obligations and responsibilities under all grants and all accompanying certifications, assurances, and agreements made or given by the FTA, or TxDOT, or other entity.
3. The HCTD shall comply with all applicable grant laws, regulations, ordinances, rules, guidelines, and requirements of the United States and the State of Texas and the Local Government within which it provides public transportation service.

Contributions to the HCTD:

1. The Local Government may provide local funds through imposed service fees levied by HCTD, or in-kind contributions, to the HCTD for the enhancement of the system. The HCTD may use such local funds as matching funds as allowed by Federal and State law.
2. If any funds or in-kind contributions are provided by a Local Government, said funds or in-kind contributions may be specified by the Local Government to be used to enhance and support the transportation services in the contributing Local Government's geographical area and may further be apportioned to fund mutually

agreed upon regional transit services to enhance mobility and access to important destinations outside a specific Local Government's designated boundaries. Funding for regional services shall be approved on an annual basis as authorized by addendums to this agreement. HCTD shall maintain accounting records that will track how the funds are used to support the public transportation service in the contributing Local Government's geographical area. The Local Government shall have the right to inspect the financial records of the HCTD during regular business hours to assure compliance with this Agreement. Moreover, the HCTD shall comply with the Texas Open Meetings Act and Public Information Act.

3. It is understood that any local share funds shall constitute a current expense of the Local Government during the year in which the contribution is made and shall not be considered or construed as a debt of the Local Government in contravention of a constitutional, statutory, or charter provision.

Specific Powers:

The HCTD shall have the powers to operate the system including but not limited to the authority to contract, to acquire and own real and personal property, and to accept and expend grant funds from governments, legal entities, and individuals.

The HCTD shall not have the power to tax, to obligate Local Governments, to assess Local Governments, or to adopt ordinances, laws, or regulations.

The HCTD shall provide expert management services and efficiently operate, maintain, and own all assets unless stated otherwise herein. The HCTD shall also ensure the system, including all properties, equipment, facilities including but not limited to bus shelters (shelters, signs, benches, pads), routes, and services now or hereafter existing for such purposes.

The HCTD shall employ and supervise employees and contract for services with third party service providers as necessary for such operation of the system. The HCTD shall be responsible for transportation, maintenance, equipment purchase, schedule preparation, routing, accounting, budgeting, purchasing, contracting, human resources, safety and accident prevention, public relations and advertising, customer relations, and security necessary for the efficient operation of the system. The HCTD shall comply with all federal, state, and local laws, regulations, and ordinances that apply to its operation of the system, including those local regulations regarding the use of the Local Government's public streets and right-of-way. It is understood that the HCTD has Policies and Procedures applicable to transit operations, and that they will be made available to the Local Government for review upon request.

Emergency Services:

The transportation service provided by the HCTD in accordance with this section is for emergency evacuation services in a disaster related incident. A disaster is an occurrence such as a tornado, severe storm, flood, high water, fire, explosion, building structural collapse,

commercial transportation accident, or other incident that endangers persons that require outside assistance.

The HCTD will provide vehicles and drivers to assist in evacuation of those persons as determined by emergency management administration. The HCTD management will determine the availability of transportation service based on priority of need and contractual requirements for normal service.

The HCTD staff responsibilities will be limited to operating vehicles. At no time will the HCTD staff administer medications.

To request emergency service, or the possibility of emergency services, the HCTD staff can be reached weekdays from 8 AM until 5 PM by calling 254-933-3700 in Belton. For emergency contact after the HCTD normal business hours, please call the Chief Safety Officer at 254-394-3680.

The Local Government will attempt to utilize available private charter providers before requesting assistance from the HCTD.

The Local Government will notify the HCTD, as soon as possible, of the need for emergency evacuation.

The Local Government emergency management administration will determine persons to be evacuated, a safe location to load/unload evacuees, and the destination of those evacuated. The Local Government emergency management administration will record and track evacuee manifests information and provide the HCTD with the number of evacuees transported.

The Local Government will be invoiced for emergency services by the HCTD for transportation on a minimum three (3) hour per-vehicle basis. The per hour charge will be the current HCTD cost per hour rate. The HCTD, at its sole discretion, may consider waiving these costs in catastrophic events that affect a large geographical area or a large number of people.

SECTION 4 – INDEMNIFICATION

To the extent allowed by law, the HCTD shall indemnify the Local Government and hold them harmless from claims, causes of action, damages, attorney fees, costs, suits, or liability. The HCTD shall obtain and maintain industry-standard amounts of insurance sufficient to cover the maximum joint and severable liability (if any) of all parties under the Texas Tort Claims Act (as amended) for all claims, suits, causes of action, damages, attorney fees, and costs, arising out of or related to acts or omissions in the maintenance or operations for the provision of transportation services.

SECTION 5 – INSURANCE

The HCTD shall obtain and maintain industry-standard Workers' Compensation insurance in an amount sufficient to cover the statutory requirements, Commercial (Public) Liability, and Comprehensive Automobile Liability insurance. The HCTD shall provide certificates of insurance to parties upon request.

SECTION 6 – SERVICE PARAMETERS AND COSTS

1. This section defines the specific service parameters that outline the service hours, service frequency, days of operations, funding sources and uses and are included as ATTACHMENT A to this Agreement. Each local government unit shall authorize by signature the parameters and funding levels each calendar year. HCTD shall invoice for the local commitment share after October 1st of each year so that the HCTD can provide services prior to the next calendar year of service. Funds must be received by November 30 of each year to ensure continuity of transit services delivery.
2. Funds allocated to HCTD but not spent shall be reserved for each funding partner and can be used for future years.

SECTION 7 – CONFLICT OF INTEREST

1. The HCTD covenants and agrees that it, its officers and employees have no interest or contract and shall not acquire any interest or contract, direct or indirect, which conflicts with the HCTD's efficient, diligent, and faithful performance of the terms of this contract and agreement.
2. This agreement shall not be assigned or transferred by the HCTD without the prior written consent of the Local Government.

SECTION 8 – LEGAL

Legal Liability:

The HCTD is a Political Subdivision of the State of Texas performing a governmental function and service and shall have the immunities and liabilities of a district under the Texas Civil Practices and Remedies Code.

Interruption of Service:

The HCTD shall not be liable to the Local Government for any failure, delay, or interruption of service or for any failure or delay in the performance of any duties and obligations under this Agreement or similar acts beyond the control of the HCTD.

Venue:

The parties agree that in any legal action brought hereunder, venue shall lie in Bell County, Texas.

Choice of Law:

The validity of this Agreement and of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the state of Texas.

SECTION 9 – CAPTIONS AND SEVERABILITY

1. The descriptive captions of this Agreement are for informational purposes only and shall not limit nor affect the terms and conditions of the paragraphs.
2. The sections, paragraphs, sentences, clauses, and phrases of this Agreement are severable and if any designated portion is declared invalid, such invalidity shall not affect any remaining portions of this Agreement.

SECTION 10 – TERMINATION AND ASSIGNMENT

Any party at any time may terminate this Agreement or any extension thereof for convenience upon ninety (90) days prior written notice to the other party. Upon termination, all obligations under this Section shall cease and HCTD shall be reimbursed for all reasonable expenses incurred to complete its obligations to the Local Government and other parties to this agreement. This Agreement shall not be assigned or transferred by the HCTD.

SECTION 11 – FORCE MAJEURE

No party shall be responsible for damages or expected to fulfill its obligations under this Agreement should an act of God or other unforeseen catastrophe occur and cause such damage or prevent the performance of such obligation.

SECTION 12 – PREVIOUS AGREEMENTS

All previous agreements regarding transportation services between the parties are superseded upon execution of this agreement.

SECTION 13 - ENTIRE AGREEMENT

This Agreement contains all commitments and obligations of the parties and represents the entire agreement of said parties. No verbal or written conditions not contained herein shall have any force or effect to alter any term of this Agreement.

SECTION 14 – EFFECTIVE DATE AND TERM

This Agreement shall take effect January 1, 2025, upon execution by the Local Government and the HCTD and shall remain in effect as authorized by the Local Government through approval of annual funding allocations by Federal, State and Local funding sources, and annual approval of service levels by the Local Government Unit as defined in Attachment A on an annual basis.

HCTD services shall be delivered without interruption to the Local Government until such time that the Local Government provides HCTD notice of cancellation at least 90 days prior to the end or service stoppage. HCTD shall commence orderly shutdown of services upon

notice and will be reimbursed by the Local Government Unit for all reasonable expenses incurred for services rendered and required activities necessary to provide for orderly shutdown of service and cancellation of contracts.

Attachment A, which dictates annual Service Parameters and Cost/Revenue Assumptions for each Local Government is tied to this base Agreement but is subject to change and therefore shall be subject to annual execution by both the Local Government Unit and the HCTD.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representatives.

SIGNED AND AGREED TO this _____ day of _____, 2024.

THE LOCAL GOVERNMENT:

For Belton, TX
Mr. Sam Listi, City Manager

THE HILL COUNTRY TRANSIT DISTRICT

For Hill Country Transit District
Mr. Raymond Suarez, General Manager

ATTACHMENT: A

This attachment A is incorporated into the 2025 Interlocal Agreement Dated _____ by reference in Section 6 and is subject to annual execution by all participating Local Government members and Hill Country Transit District. The following Service Parameters and Cost / Revenue projections for FY2025 are hereby included in the Base ILA.

**URBAN INTERLOCAL AGREEMENT - FY2025
SERVICE PARAMETERS AND COSTS/REVENUE**

Parameters:	Belton
Service Parameters	
Planned Hours of Operation Weekday	6am-8pm
In Service Peak Vehicles	3
In Service Off-Peak Vehicles	2
Planned Connector Service from Copperas Cove Through Temple	6:30am-7:30pm To be a shared cost between all Local Governments
Not to Exceed Total Service Hours per Year	9,776
Avg. Targeted Wait Times During Peak Times	30 min.
Avg. Targeted Wait Times During Off-Peak Times	40 min.
Cost and Revenue Assumptions	
Cost:	
Total Projected Costs*	\$ 724,410
Revenue:	
Anticipated Fare Box Revenue	\$ 50,486
Anticipated Federal, State, and Medicaid Contract Revenue	\$ 618,551
Total Revenue without Local Subsidy	\$ 669,037
Local Share:	
Net Required Local Government Subsidy**	\$ 55,373

**Total Costs includes on and off peak Microtransit Services, TNC's, NEMT, and Commuter Bus allocations*

***HCTD shall invoice Local governments for local share by October 15 annually.*

For Belton, TX
Mr. Sam Listi, City Manager

For Hill Country Transit District
Mr. Raymond Suarez, General Manager



KPIs

Comparing the Service Since Inception

Belton Microtransit

Sept 3rd to October 15th

31 Service Days

Total Boardings	1,986 riders
Median Wait Time	10min 8sec
Average Ride Time	11min 4sec
Average Trip Distance	2.93mi
Median OTP <i>(On Time Performance)</i>	90.67%
Cancellation Percentage	31.3%
Average Rider Review	97%

Urban Microtransit

Sept 3rd to October 15th

31 Service Days

Total Boardings	27,795 riders
Median Wait Time	10min 2sec
Average Ride Time	17min 53sec
Average Trip Distance	4.72mi
Median OTP <i>(On Time Performance)</i>	84.49%
Cancellation Percentage	36.47%
Average Rider Review	90%



Staff Report – City Council Meeting

Agenda Item #9

Consider an ordinance annexing the right-of-way for Old Golf Course Road consisting of 2.305 acres.

Originating Department

Planning – Bob van Til, AICP, Director of Planning

Summary Information

The purpose of this item is to consider annexing the right-of-way of Old Golf Course Road. State law regarding the annexation of public right-of-way requires the City to conduct a public hearing on one date and adopt the ordinance on a subsequent date.

The City conducted the required public hearing on September 24, 2024. Following the public hearing, the Council established October 22, 2024, as the date to act on the annexation. There was no public input during the public hearing.

Discussion

The developer of the new Skyview Addition, located on the west side of Loop 121 and south of IH 14, agreed to make improvements to Old Golf Course Road as part of the perimeter road improvement requirements of the Subdivision Ordinance. Even though the road is located in the City's ETJ, these improvements are being built to City standards. The road improvements are nearing completion, and in order for the City to maintain the improvements, they must be annexed into the City.

Previously the road was a two-lane black top. This section of the road is being improved to a 36-foot-wide cross section, two lanes in each direction, with a five-foot sidewalk on the east side.

The annexation extends from the current City limits just south of IH 14 approximately 1,600 feet to the bend in Old Golf Course Road which is also the southwest corner of the new Skyview Addition.

The right-of-way is currently in the City's ETJ. Bell County has indicated support for the annexation of the right-of-way.

Fiscal Impact

Not applicable.

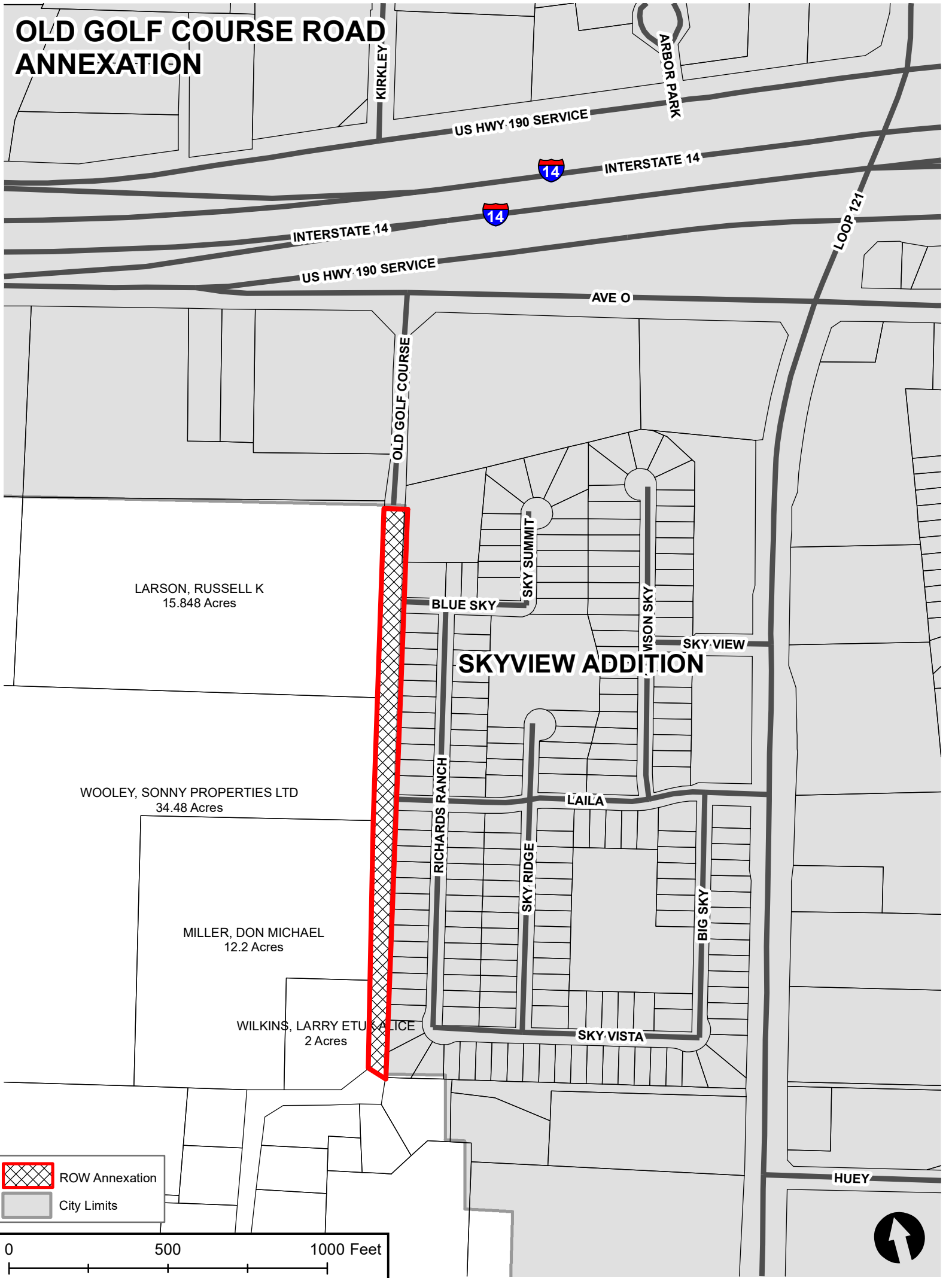
Recommendation



Approve the ordinance annexing Old Golf Course Road right-of-way.

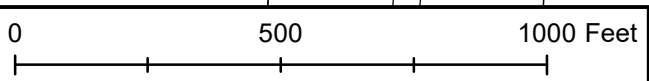
Attachments

Vicinity Map – Old Golf Course Road Right-of-Way Annexation
Survey of the right-of-way for Old Golf Course Road
County approval of the right-of-way annexation
Ordinance

OLD GOLF COURSE ROAD ANNEXATION



 ROW Annexation
 City Limits



Bob Van Til

From: Bryan Neaves <Bryan.Neaves@bellcounty.texas.gov>
Sent: Monday, September 16, 2024 2:57 PM
To: Bob Van Til
Subject: RE: <EXTERNAL> RE: Old Golf Course Road Annexation

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[Report Suspicious](#)

Judge Blackburn is out of town this week. He has not acted on the request.

I will make the request for voluntary annexation based on conversation that I had with Commissioner Schnieder and Judge Blackburn. They are aware that a portion of Old Golf Course Road is maintained by Bell County, and that we have no objection for the City of Belton to annex and take over maintenance of the surveyed exhibit provided to us by Scott.

Bryan Neaves, PE
Bell County Engineer
254-933-5275

From: Bob Van Til <BVanTil@BeltonTexas.Gov>
Sent: Monday, September 16, 2024 2:41 PM
To: Scott Hodde <SHodde@BeltonTexas.Gov>; Bryan Neaves <Bryan.Neaves@bellcounty.texas.gov>
Subject: <EXTERNAL> RE: Old Golf Course Road Annexation

EXTERNAL email: Exercise caution when opening.

Brian, considering the time constraints, if you can speak for the judge, an email from you would be ok.

Thanks,

Bob van Til, AICP
Director of Planning
City of Belton, Texas
254-933-5816
737-215-1874

ORDINANCE NO. 2024-45

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS.

WHEREAS, §43.003 of the Texas Local Government Code authorizes the City of Belton, Texas, an incorporated city, to annex territory.

WHEREAS, the procedures prescribed by the Texas Local Government Code and the Charter of the City of Belton, Texas, and the laws of this State have been duly followed with respect to the following described territory, to wit:

Being a strip of land out of the Isaac T. Bean Survey, Abstract No. 116, Bell County, Texas, being part of Old Golf Course Road in Bell County, Texas, consisting of 2.305 acres (Exhibit A).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:

That the heretofore described property is hereby annexed to the City of Belton, Bell County, Texas, and that the boundary limits of the City of Belton be and the same are hereby extended to include the above described territory within the city limits of the City of Belton, and the same shall hereafter be included within the territorial limits of said city.

The City Clerk is hereby directed to file with the County Clerk of Bell, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council, this the 22nd day of October, 2024.

APPROVED:

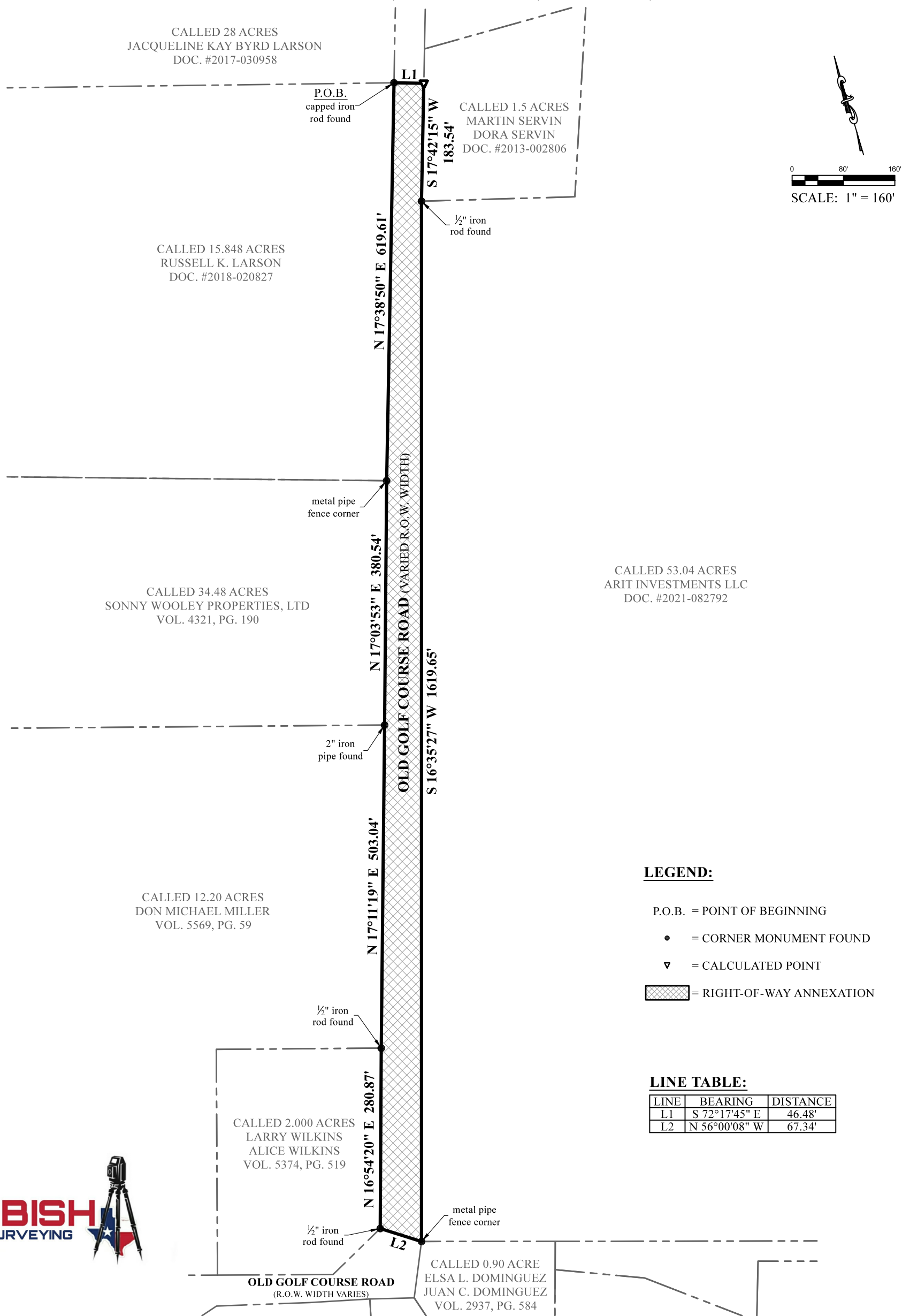
David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

EXHIBIT "A"

BEING A VARIED IN WIDTH RIGHT-OF-WAY SECTION OF OLD GOLF COURSE ROAD (2.305 ACRES)
OUT OF THE ISAAC T. BEAN SURVEY, ABSTRACT NO. 116, BELL COUNTY, TEXAS.



LEGEND:

- P.O.B. = POINT OF BEGINNING
- = CORNER MONUMENT FOUND
- ▼ = CALCULATED POINT
- [Hatched Box] = RIGHT-OF-WAY ANNEXATION

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 72°17'45" E	46.48'
L2	N 56°00'08" W	67.34'



SURVEYOR'S NOTES:

1. The purpose of this exhibit is to describe a section of Old Golf Course Road to be annexed into the City of Belton.
2. The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. CCF = 1.0001477.
3. No portion of this tract is shown to be within a Special Flood Zone Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0340E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
4. Field Notes accompany this exhibit.

SURVEYOR'S CERTIFICATE:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 07/15/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



**EXHIBIT "A" CONTINUED
FIELD NOTES – 2.305 ACRES
BELL COUNTY, TEXAS**

BEING a varied in width strip of land out of the Isaac T. Bean Survey, Abstract No. 116, Bell County, Texas, being part of Old Golf Course Road in Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found in the west right-of-way line of said Old Golf Course Road, being at the northeast corner a called 15.848 acre tract of land described by a deed to RUSSELL K. LARSON, recorded in Document No. 2018-020827, Real Property Records in Bell County, Texas, and being at the southeast corner of a called 28 acre tract of land described by a deed to JACQUELINE KAY BYRD LARSON, recorded in Document No. 2017-030958, of said Property Records, for the northwest corner of this tract;

THENCE S 72°17'45" E, 46.48 feet, across and upon said Old Golf Course Road, to a calculated point in the east right-of-way line of said Road and being in the west boundary line of a called 1.5 acre tract of land described by a deed to MARTIN SERVIN & DORA SERVIN, recorded in Document No. 2013-002806, of said Property Records, for the northeast corner of this tract;

THENCE with the east right-of-way line of said Old Golf Course Road for the following courses:

1. S 17°42'15" W, 183.54 feet, along the west boundary line of said 1.5 acre tract, to a ½ inch iron rod found at the southwest corner of said 1.5 acre tract and being at the northwest corner of a called 53.04 acre tract of land described by a deed to ARIT INVESTMENTS, LLC, recorded in Document No. 2021-082792, of said Property Records;
2. S 16°35'27" W, 1619.65 feet, along the west boundary line of said 53.04 acre tract, to a metal pipe fence corner found at the southwest corner of said 53.04 acre tract and being at the northwest corner of a called 0.90 acre tract of land described by a deed to ELSA L. DOMINGUEZ & JUAN C. DOMINGUEZ, recorded in Volume 2937, Page 584, Deed Records of Bell County, Texas, for the southeast corner of this tract;

THENCE N 56°00'08" W, 67.34 feet, across and upon said Old Golf Course Road, to a ½ inch iron rod found in the west right-of-way line of said Road and being at a southeast corner of a called 2.000 acre tract of land described by a deed to LARRY WILKINS & ALICE WILKINS, recorded in Volume 5374, Page 519, of said Deed Records, for the southwest corner of this tract;

THENCE with the west right-of-way line of said Old Golf Course Road for the following courses:

1. N 16°54'20" E, 280.87 feet, along the east boundary line of said 2.000 acre tract, to a ½ inch iron rod found at the northeast corner of said 2.000 acre tract and being at a southeast corner of a called 12.20 acre tract of land described by a deed to DON MICHAEL MILLER, recorded in Volume 5569, Page 59, of said Deed Records;
2. N 17°11'19" E, 503.04 feet, along the east boundary line of said 12.20 acre tract, to a 2-inch iron pipe found at the northeast corner of said 12.20 acre tract and being at the southeast corner of a called 34.48 acre tract of land described by a deed to SONNY WOOLEY PROPERTIES, LTD, recorded in Volume 4321, Page 190, of said Deed Records;
3. N 17°03'50" E, 380.54 feet, along the east boundary line of said 34.48 acre tract, to a metal pipe fence corner found at the northeast corner of said 34.48 acre tract and being at the southeast corner of said 15.848 acre tract;
4. N 17°38'50" E, 619.61 feet, along the east boundary line of said 15.848 acre tract, to the **POINT OF BEGINNING** and containing 2.305 acres of land.

NOTES:

The bearings recited herein are grid bearings derived from GPS observations based on the NAD 1983 State Plane Coordinate System, Texas Central Zone (4203). All distances are horizontal surface distances. CCF = 1.0001477.

Luther E. Frobish 07/15/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



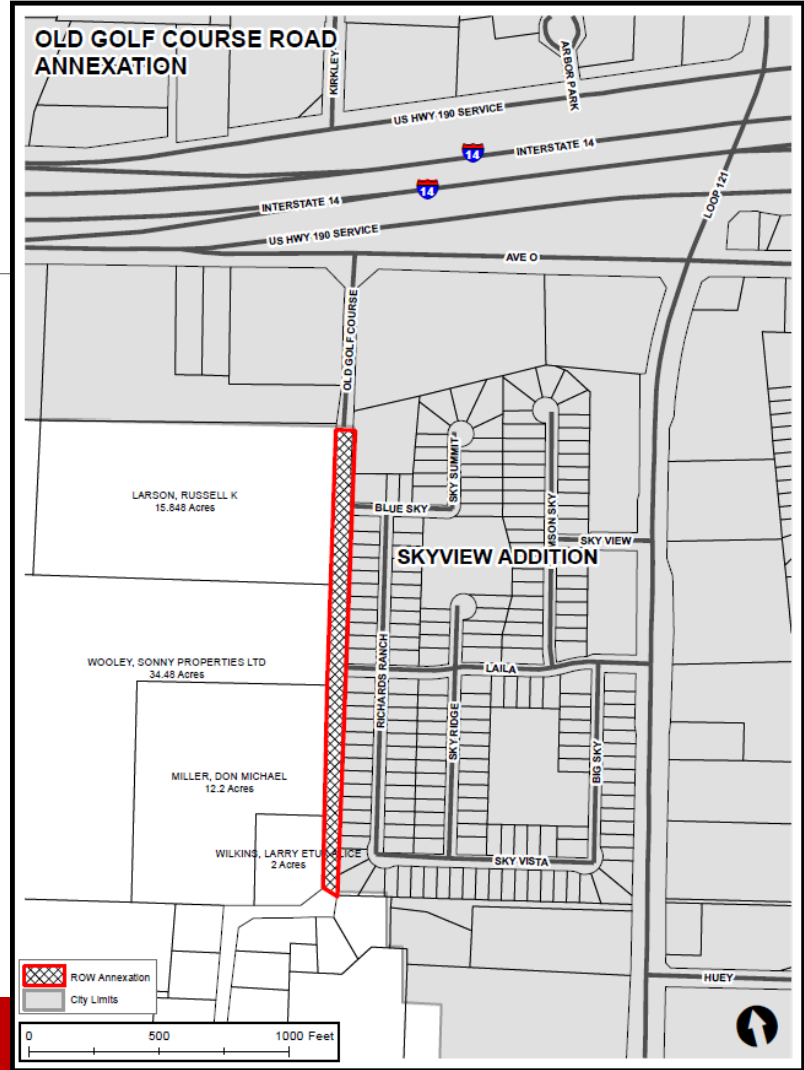
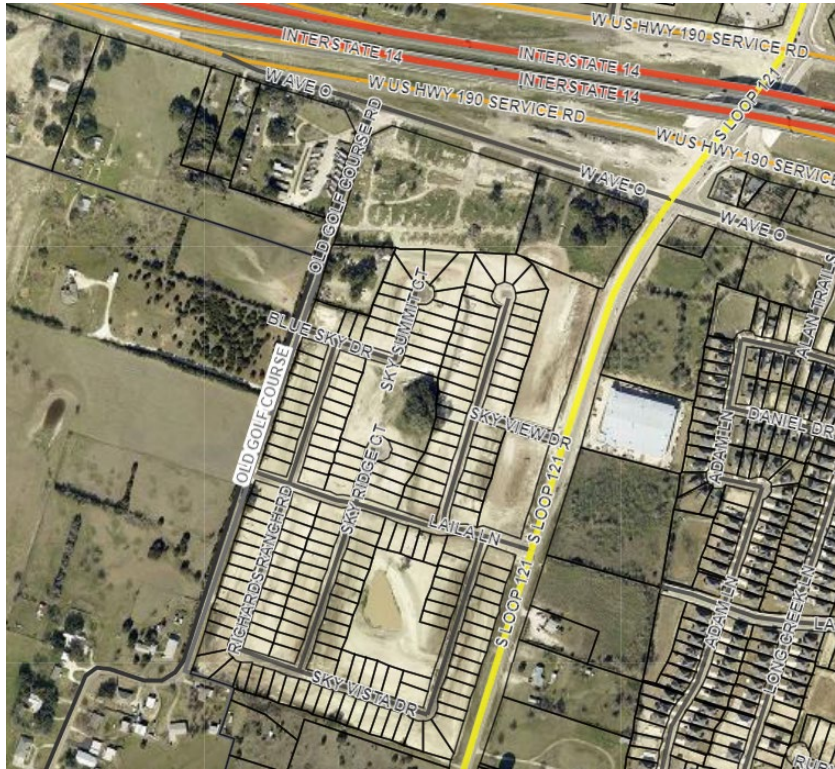


Old Golf Course Road Annexation

Belton City Council

October 22, 2024

Background



Background

Skyview Addition

Off-site Improvements:
Old Golf Course Road

City Maintenance of ROW

County Approval of Annexation



Recommendation

- ✓ Approve the annexation ordinance for ROW of Old Golf Course Road.



Questions or Comments

THANK YOU

Staff Report – City Council Agenda Item



Date: October 22, 2024
Case No.: H-24-13
Request: Exterior Renovations + FIG
Applicant: Michael Linneman
Address: 206 E. Central Avenue

Agenda Item #10

H-24-13 – Consider a Façade Improvement Grant application for exterior renovations to the structure at 206 E. Central Avenue, located in the Downtown Belton Commercial Historic District, between S. Penelope Street and N. East Street.

Originating Department:

Planning – Tina Moore, AICP, HPO

Historic District: Downtown Belton Commercial Historic District

Contributing Structure: Yes

Case Summary:

This application proposes exterior renovations to the historic structure at 206 E. Central. Below is the complete scope of work:

- Demo existing façade due to compromised structure
- Construct a new façade keeping 24' thick column (currently plastered over)
- Try to salvage existing brick and placard

Background:

- According to the 2022 City of Belton Historic Resources Survey, this commercial style brick structure was built in approximately 1922 and has had major alterations to the front façade.
- Wall cladding, all visible windows, and doors have been replaced.

Project Analysis:

The Historic Commission initially denied a Certificate of Appropriateness (COA) for the demolition of an existing structure at their meeting on June 23, 2022. The applicant

appealed, and the decision was overturned by the City Council on July 26, 2022, with a 6-1 vote in favor of allowing the demolition of the primary façade and the construction of a new two-story building.

Since then, the property has changed ownership. The new application proposes demolishing and reconstructing the primary façade using similar materials to closely resemble the original design. The proposal includes preserving the original decorative parapet and brickwork, while introducing a new storefront with arched windows and a center door inspired by nearby historic buildings. This design aligns with historic preservation standards.

Secretary's Standards of Rehabilitation:

Listed below are the Secretary of the Interior's standards for Rehabilitation that are applicable to this COA.

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. [The proposed changes will not alter the historic details of the structure.](#)
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Due to structural damages and poor workmanship, the existing façade will need to be demolished. The proposed reconstruction preserves the unique parapet and distinctive brickwork.](#)
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Due to the severity of structural damages, replacing the primary façade is necessary. The proposal closely matches the original design and incorporates features inspired by adjacent historic buildings, maintaining consistency with historic preservation standards.](#)

Fiscal Impact

The applicant has requested a \$10,000 Façade Improvement Grant for the front façade. The work is estimated at \$44,610. The amount is consistent with the matching grant criteria.

Recommendation

At their meeting on October 4th, the Historic Preservation Commission voted unanimously to recommend approval for a façade improvement grant for \$10,000 for the property at 206 E. Central Avenue.

Attachments

FIG Application and proposed design

Location Map

COA Notice to Owners

2022 Historic Survey

HPC Minutes Excerpt



Certificate of Appropriateness Application

Historic Preservation Commission

Fee of \$50 required if it has to go to the Commission

Applicant contact information

Name: Michael E. Linnemann

Address: 2205 Sunrise Drive, Belton

Phone: 254.535.6186 Fax: 254.628.9272 Email: michael@linnemannrealty.com

Role: Owner Architect/contractor Other: _____

Property Address: 206 E. Central Avenue, Belton

1. In the space below, briefly describe the work proposed (*use separate page(s) if necessary*).
2. Please refer to the attachment checklist for additional materials necessary to evaluate the proposed work.

Description of proposed work:

We are seeking permission to fully demo the existing façade at 206. E Central and replace it with a new one. This is the first step of a much more encompassing rehab of the entire building wherein we plan to keep both load-bearing side walls and the roof structure. In fact, we plan to leave all of them exposed where feasible. In order to begin work, though, the existing front needs to come down. Unfortunately, it has already been both structurally and cosmetically compromised with the substandard work done in the past. Further, the interior of this structure has also been left a mess, one that can only be cleaned up using heavy equipment, equipment that won't fit through the existing opening. The new facing will improve the building and downtown overall in several ways. First, unlike what's there now, it will be structurally sound and much better insulated. Second, we plan to incorporate the 24" thick left column (currently covered in plaster) to make the new façade symmetrical and much more visually appealing. Third, we will create a seamless connection to each adjoining building. Beyond this, it will allow us to remove the barrier that's in place. Our plan is to build the new front immediately on the heels of demo, so we can seal the building and clear the sidewalk as quickly as possible. The front will be framed and sheathed, then equipped with it's own construction gate to allow machinery and materials entry and exit for the larger work needed at the rear and inside. As soon as we wrap up the heavy lifting, we will finish the exterior (est. 6 months). We do plan on harvesting the placard and reinstalling it at completion, and if salvageable, we will harvest the brick for use in another location.

[Handwritten Signature]
Signature

9-6-24
Date

Submit this form and all necessary attachments (see checklist) at least 14 days before the Historic Preservation Commission meeting to the City of Belton Planning Department, 333 Water Street, P.O. Box 120, Belton, Texas 76513; ph. 254-933-5812.

Certificate of Appropriateness Application

Attachment Checklist: Please attach one (1) copy of all supplementary materials with your application.

NOTE: More than one of the following sections may apply to your project. Please consult with the Historic Preservation Officer to determine what attachments your project will require.

X

All Applications:

- Certificate of Appropriateness application
- Completed application attachment checklist

X

Rehabilitation, Remodeling, Additions or New Construction:

- Elevation and plan drawings to scale indicating proposed alterations, clearly indicating the existing building and what changes are proposed. Please indicate location relative to adjacent structures.
- Exterior materials description and samples (if possible).
- Photograph(s) of existing conditions documenting all sides of the structure that will be affected.

Restoration to an Earlier Condition:

- Historical documentation (plans, elevations, photographs) of that earlier condition, if available.

Building Additions or New Construction:

- Site plan showing dimensions of lot, location and dimensions of existing building(s), location, dimensions and sight lines of addition, location of all exterior ground- and roof-mounted equipment, hardscaping, fencing, parking lots and driveways.

Painting, Stucco, Repointing:

- Color photographs of all areas to be affected.
- Color samples/paint chips.
- Diagram of where each color/material will be applied on the structure.
- Information on relevant textures, sheens, etc.

Awnings and Canopies:

- Photograph of building elevation to which the awning or canopy is to be attached.
- Dimensioned drawings. Indicate the front and side view of awning or canopy and placement on structure.
- Samples of colors and materials.

X

Demolition (including removal of structure, unless that action qualifies as Relocation):

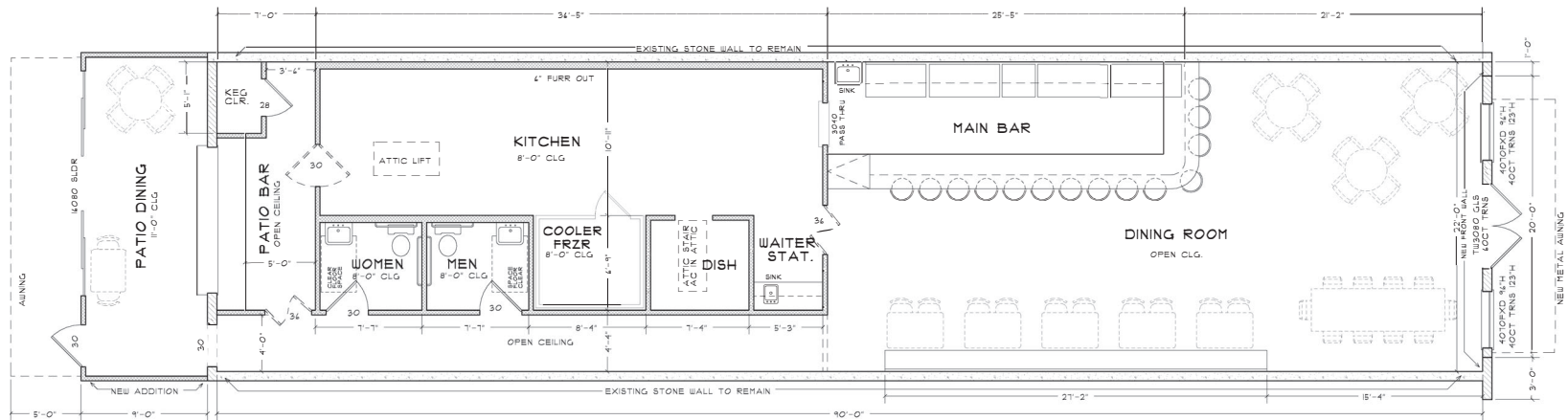
- Color photographs, written descriptions, drawings or other records documenting the current state of the structure, including its structural integrity and extent of work necessary to stabilize the property.

Relocation of an historic resource within the City of Belton:

- Overview of the proposed relocation of the historic resource, including reasons for relocating the historic resource and reasons for selection of the destination site.
- Photographs which document all aspects of the historic resource, including (but not limited to) each elevation of the building; street view; all prominent architectural features; any additional accessory buildings that also have historic overlay zoning, showing how they relate to the primary structure; and other photographs as requested by the Historic Preservation Officer or Historic Preservation Commission.
- Site plan of the historic resource in its current location.
- Site plan of the historic resource in its proposed new location.



PROPOSED FRONT ELEVATION 1/4"



PROPOSED FLOOR PLAN 1/4"
206 EAST CENTRAL AVENUE
BELTON, TEXAS

WALL LEGEND

	EXISTING WALLS
	WALLS REMOVED
	NEW FRAMED WALLS
	NEW EXTERIOR MAS. WALL
	EXISTING STONE WALL

PROJECT DESCRIPTION

206 EAST CENTRAL AVENUE
TAVERN 206

BUILDING DRAIN BY:
FIRST DRAFT INC.
RESIDENTIAL & COMMERCIAL DESIGN
1000 W. WALL STREET, SUITE 200
DALLAS, TEXAS 75201





FACADE IMPROVEMENT GRANT PROGRAM AGREEMENT

I have met with the Planning Department, and I fully understand the Facade & Sign Reimbursement Grant Procedures and Details established by the Belton City Council.

I intend to use this Grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program.

I have read the Facade Grant Application Procedures and Guidelines.

I understand that, if I am awarded a Facade Improvement Incentive Grant by the City of Belton, any deviation from the approved project may result in the partial or total withdrawal of the Facade Improvement Grant. Upon completion, the facade must be maintained for a period of 3 years from the time of construction. If the facade is altered for any reason within 3 years of construction, I will be required to reimburse the City of Belton immediately for the full amount of the Facade Improvement Grant.

MEL3, LLC
Business/Organization Name

[Signature] 9-6-24
Applicant's Signature Date

[Signature] 9-6-24
Building Owner's Signature Date

Planning Director Recommendation Date

Mayor Approval Date



Planning Department	
Date	_____
Recommended	_____
Rejected	_____

FACADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant's Name: MICHAEL E. LINNEMANN Date: 9-6-24
Business Name: MEL3, LLC
Contact Person: SAME
Mailing Address: 2205 SUNRISE DRIVE, BELTON
Phone: 254.535.6186 Fax: 254.628.9272
E-mail: MICHAEL.LINNEMANN@REALTY.COM

Details of Planned Improvements (attach additional paper if necessary).

FULL SET OF PLANS, RENDERINGS, AND A STORY BOARD FOR
MATERIALS ALL ACCOMPANY THIS REQUEST

If you are using a contractor (not required), please list the names of contractors from whom you have received proposals (list in order of preference):

1. STALLINGS WORKS - MATTHEW STALLINGS
2. _____
3. _____

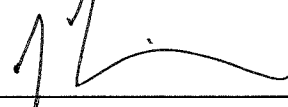
Bids shall be submitted on the contractor's letterhead and shall contain the contractor's name, address, telephone number, and shall itemize the bid in a manner that allows city staff to determine the authenticity of the bid. If you are doing the work yourself, please have costs or bids prepared for materials and labor.

Total cost of improvement project: \$ 44,610.⁰⁰

Amount of Grant requested: \$ 10,000

Amount to be paid by the applicant: \$ 34,610.⁰⁰

Anticipated completion date: 6 MONTHS - 3/31/25



Applicant's signature

9-6-24

Date

ESTIMATE

Matthew Stallings

stallingsworks@gmail.com

+1 (254) 493-2996

Bill to

MEL3, LLC
3402 S WS Young Dr
Killeen, TX 76542 US

Ship to

MEL3, LLC
206 Central Ave
Belton, TX 76513 US

Estimate details

Estimate no.: 1014

Estimate date: 09/04/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		General Labor	Framing	1	\$3,500.00	\$3,500.00
2.		General Labor	Structural welding + Steel & metalworking	1	\$4,200.00	\$4,200.00
3.		General Labor	Masonry	1	\$7,800.00	\$7,800.00
4.		General Labor	Windows and Doors	1	\$3,800.00	\$3,800.00
5.		General Labor	Electrical	1	\$6,000.00	\$6,000.00
6.		General Labor	Roofing & Waterproofing	1	\$3,260.00	\$3,260.00
7.		Materials	Framing, metal work and electrical.	1	\$4,750.00	\$4,750.00
8.		Materials	Doors & Windows	1	\$7,800.00	\$7,800.00
9.		Materials	Masonry	1	\$3,500.00	\$3,500.00

Total

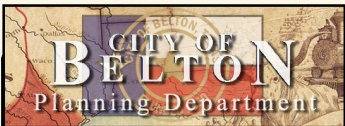
\$44,610.00

Note to customer

Project quote for : 206 Central Ave, Belton

Accepted date

Accepted by



HPC CASE # H-24-13 AERIAL

REQUEST
SEE APPLICATION

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 005,
LOT PT 4, (S 99' OF E 22' OF 4),
ACRES .0505

PROPERTY OWNER:
ESPARZA, ROMAN CARLOS
ETUX JANE ALEXANDRA

ADDRESS/LOCATION:
206 E CENTRAL AVE



Legend

- H_24_13
- Tax Appraisal Parcels

Map Date: 9/11/2024



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Author: Anthony Robinson, City of Belton
 Date: E:\City of Belton Projects\Information and Data\GIS\Case\H-24-13\Aerial.mxd

**NOTICE OF APPLICATION
FOR A
CERTIFICATE OF APPROPRIATENESS REQUEST
IN THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MICHAEL LINNEMAN,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 206 E Central Ave
LOCATED IN THE DOWNTOWN BELTON COMMERCIAL HISTORIC DISTRICT,
FOR DEMOLITION AND RECONSTRUCTION OF THE FRONT FAÇADE.

THE HISTORIC PRESERVATION COMMISSION WILL HOLD A HEARING PURSUANT TO THIS REQUEST AT
5:30 P.M., Thursday, October 3, 2024, IN THE WRIGHT ROOM, AT THE T.B. HARRIS CENTER, 401 NORTH
ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER WITHIN 200' OF THIS PROPERTY, THIS LETTER IS TO INFORM YOU OF
THE PROPOSED CHANGES TO A HISTORIC STRUCTURE. THIS LETTER IS ALSO A REMINDER THAT YOU RESIDE IN A
HISTORIC DISTRICT. ANY CHANGES TO THE EXTERIOR OF THE BUILDING WILL REQUIRE A CERTIFICATE OF
APPROPRIATENESS FOR REVIEW BY CITY STAFF AND/OR THE HISTORIC PRESERVATION COMMISSION.

THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. IF YOU
HAVE ANY QUESTIONS, PLEASE CONTACT PLANNER AND HISTORIC PRESERVATION OFFICER, TINA MOORE AT 254-
933-5891.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY
CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

REQUEST
 SEE APPLICATION

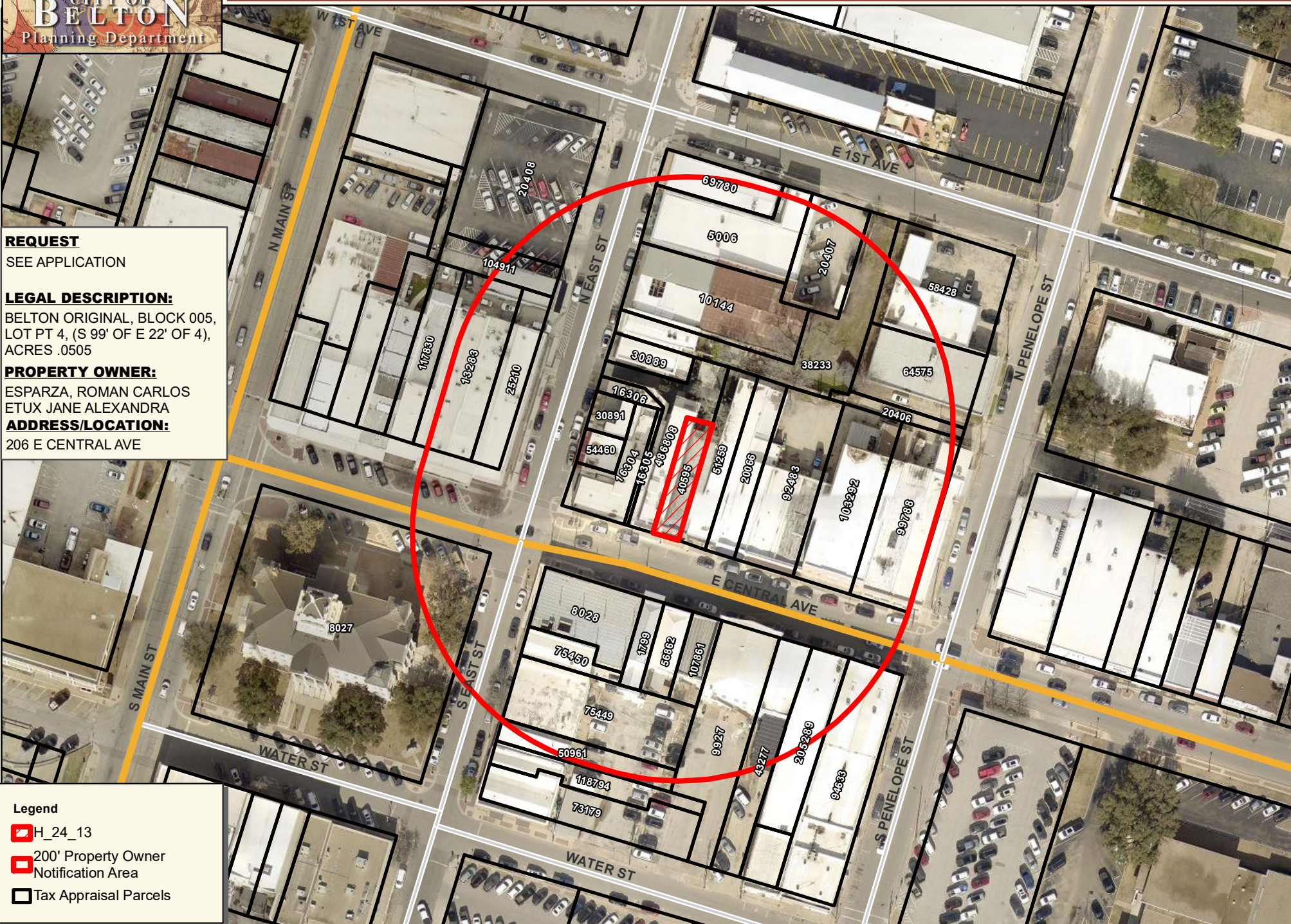
LEGAL DESCRIPTION:
 BELTON ORIGINAL, BLOCK 005, LOT PT 4, (S 99' OF E 22' OF 4), ACRES .0505

PROPERTY OWNER:
 ESPARZA, ROMAN CARLOS
 ETUX JANE ALEXANDRA

ADDRESS/LOCATION:
 206 E CENTRAL AVE

Legend

-  H_24_13
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels



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Author: Anthony Noyars, City of Belton
 Plan: E:City of Belton Project for Developing and Outlining Change(2024)Historic Case#H-24-13(24-13)

**NOTICE OF APPLICATION
FOR A
CERTIFICATE OF APPROPRIATENESS REQUEST
IN THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MICHAEL LINNEMAN _____,
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933-5891.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY
CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

City of Belton | Historic Resources Survey, 2022

Address: 206 E CENTRAL AVE

ID #: 303

District: Downtown Belton Commercial Historic District

Status: Contributing

Parcel #: 40595

Latitude: 31.0562348

Longitude: -97.4615052

Basic Inventory Information

Current Name: N/A

Historic Name: S. Bahara

Property Type: Building Structure Object Site

Year Built: 1922 Actual Estimated

Current Use: Commerce/trade

Former Use: Commerce/trade

Style, Plan, # Stories

Style Influence(s): Commercial

Plan: 1-part commercial

of stories: 1

Roof

Primary Form:

- | | | | | | |
|------------------------------------|---|---|---------------------------------------|------------------------------------|--|
| <input type="checkbox"/> A-frame | <input type="checkbox"/> Conical | <input type="checkbox"/> Gable, clipped | <input type="checkbox"/> Gable, side | <input type="checkbox"/> Mansard | <input checked="" type="checkbox"/> With parapet |
| <input type="checkbox"/> Barrel | <input type="checkbox"/> Double-pitch-hip | <input type="checkbox"/> Gable, crossed | <input type="checkbox"/> Gable-on-hip | <input type="checkbox"/> Pyramidal | <input type="checkbox"/> Unknown/not visible |
| <input type="checkbox"/> Butterfly | <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Gable, front | <input type="checkbox"/> Gambrel | <input type="checkbox"/> Sawtooth | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Complex | <input type="checkbox"/> Gable | <input type="checkbox"/> Gable, prow | <input type="checkbox"/> Hipped | <input type="checkbox"/> Shed | <input type="checkbox"/> Flag |

Materials:

- | | | | | |
|---|--|---|--|---------------------------------|
| <input type="checkbox"/> Composition shingles | <input checked="" type="checkbox"/> Rolled asphalt | <input type="checkbox"/> Composition tile | <input type="checkbox"/> Wood shake/shingles | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Metal | <input type="checkbox"/> Clay tile | <input type="checkbox"/> Slate tile | <input type="checkbox"/> Unknown/not visible | <input type="checkbox"/> Flag |

Chimney(s)

Number: 0

Type: Interior Exterior Brick Stone Stucco Other:



Wall Material(s)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aluminum/vinyl/composite siding | <input type="checkbox"/> Glass block | <input type="checkbox"/> Stone | <input type="checkbox"/> Wood - vertical boards |
| <input type="checkbox"/> Asbestos | <input type="checkbox"/> Glass skin | <input type="checkbox"/> Stucco | <input type="checkbox"/> Wood - board and batten |
| <input type="checkbox"/> Asphalt | <input type="checkbox"/> Glazed brick/tile/block | <input type="checkbox"/> Terra cotta | <input type="checkbox"/> Wood - plywood |
| <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Hollow tile block | <input type="checkbox"/> Wood shingles | <input type="checkbox"/> Unknown/not visible |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Log | <input type="checkbox"/> Wood siding | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Concrete/cinder block | <input type="checkbox"/> Metal | <input type="checkbox"/> Wood siding panels | |
| <input type="checkbox"/> Enameled steel | <input type="checkbox"/> PermaStone | <input type="checkbox"/> Wood - horizontal boards | |

Primary Porch

- Type:** Integrated Set within ell Partial-width Stoop None Other:
 Projecting Full-width Commercial storefront Wrap-around Unknown/Not visible
- Support:** Arch(es) Classical column(s) Suspension rods With piers or pedestals
 Box column(s) Fabricated metal Tapered box support(s) None
 Brackets Masonry pier Wood post(s)-plain Unknown/not visible
 Cantilevered Suspension cables Wood posts-turned Other:

Primary Door

- Type:** Double French Single Sliding None Unknown/not visible Other:
- Material:** Wood Metal/fiberglass/composite Unknown/not visible Other:
- Features:** Decorative surround Paneled Sidelights Transom Other:
 Glazed Pediment Slab Unknown/not visible

Windows

Window Type 1

- Type:** Awning/Hopper Double-/Single-hung Louver Sliding Not discernable Other:
 Casement Fixed Pivot None Not visible
- Material:** Metal Vinyl/Fiberglass Wood Not discernable Other: **Lites:** Single
- Arrangement:** Bay Grouped Paired Ribbon Single W/ transom Other:

Window Type 2

- Type:** Awning/Hopper Double-/Single-hung Louver Sliding Not discernable Other:
 Casement Fixed Pivot None Not visible
- Material:** Metal Vinyl/Fiberglass Wood Not discernable Other: **Lites:**
- Arrangement:** Bay Grouped Paired Ribbon Single W/ transom Other:

Window Type 3

- Type:** Awning/Hopper Double-/Single-hung Louver Sliding Not discernable Other:
 Casement Fixed Pivot None Not visible
- Material:** Metal Vinyl/Fiberglass Wood Not discernable Other: **Lites:**
- Arrangement:** Bay Grouped Paired Ribbon Single W/ transom Other:

Additional Window Information

Architectural and Decorative Features

Architectural: None

Decorative: String course; Cornice

Major Alterations

Wall cladding replaced - some; Windows replaced – all visible; Doors replaced; Windows boarded

Ancillary Buildings

Garage: 0 Carport: 0
 Shed: 0 Other: 0

Notes



Minutes of the Belton
Historic Preservation Commission (HPC)
Thursday, October 3, 2024

The Historic Preservation Commission met at 5:30 P.M. in the Wright Room, Harris Community Center. The following commission members were present: Chair TC Lipe, Ann Carpenter, Ann West, Barrett Covington, and Eric Urben. The following staff members were present: Planning Director Bob van Til, Senior Planner and Historic Preservation Officer (HPO) Tina Moore, Planning Administrator Melinda Brice, and IT Specialist Kerry Haggard.

7. H-24-13 - Consider a Certificate of Appropriateness (COA) and Façade Improvement Grant applications for exterior renovations to the structure at 206 E Central Avenue, located in the Downtown Belton Commercial Historic District, between South Penelope Street and North East Street. (Audio 43:10)

Senior Planner and HPO Tina Moore presented the staff report.

Michael Linneman, owner, 2205 Sunrise Dr, spoke in favor of the project and answered questions from the commission members.

Commission Member Covington made a motion to approve H-24-13 as presented. Commission Member Urben seconded the motion, which passed with 5 ayes and 0 nays.

Staff Report – City Council Agenda Item



Date: October 22, 2024
Zoning No.: Z-24-18
Request: PD-R to Amended PD-R
Applicant/Owners: ONCOR, Rob Meyers/Seth Sampson

Agenda Item #11

Z-24-18 – Hold a public hearing and consider a zoning change from Planned Development-Retail to Amended Planned Development-Retail on approximately 2.726 acres located at 2721 N. Main Street, east of N. Main Street and south of E. Lake Road.

- **Address:** 2721 N. Main Street
- **Legal Description:** HEB Sparta Road Subdivision, Block 001, Lot 0001, Acres 30.926
- **Acres:** 2.726
- **Current Zoning:** PD-R **Current Use:** Vacant Lot
- **Proposed Zoning:** Amended PD-R **Proposed Use:** Electrical Substation
- **Future Land Use Map (FLUM) Designation:** Lifestyle Center/Retail
- **Design Standards Type Area:** Type Area 5 – This is primarily retail, commercial, and mixed uses.
- **Background:** The owner intends to create an electrical substation for Oncor. The proposed amended PD would allow for the use as an electrical substation.
- **Project Analysis:**

Direction	Zoning	Use
North	PD - R	CVS
South	R	Optometrist
West	SUP	Electrical Substation
East	R	Vacant Lot

- **Water:** Belton CCN. Available at the site.
- **Sewer:** Belton CCN. Available at the site.

- The conceptual site plan proposes a 50,978 SF electric substation at the southeast intersection of N. Main Street and Lake Road. An internal road east of the site will provide direct access to this tract. Two 10' tall gates are proposed along the southern boundary and are provided for maintenance access to the electrical equipment.
- For aesthetics and visual compatibility, the project proposes to provide an 8' tall split-face masonry wall and a 5' wide landscape buffer. This buffer will include 258 shrubs around the perimeter and 50 trees along the northern and southern boundaries to avoid interference with overhead electric lines. The masonry wall and shrubs will serve as the primary visible screening along N. Main Street. No trees are planned along N. Main Street due to the presence of overhead electric lines. Below is a comparison of the original and updated proposals.
- This is consistent with the adopted Design Standard that requires a minimum 8' masonry wall combined with landscaping.

Recommendation: The requested zoning appears to be reasonable for this area. At their meetings on August 20 and October 15, the Planning and Zoning Commission voted unanimously to recommend approval of the requested zoning change. The original proposal was amended to exclude tree placements that could interfere with the overhead electric lines. The request was approved, subject to the following:

1. The development must conform to all applicable standards of the Retail District.
2. An electrical substation is a permitted use.
3. The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards (per Exhibit B and C)
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards
4. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.
5. A building permit is required before construction of the electrical substation.

Attachments

Application
 Property Location Map
 Zoning map
 Aerial photo
 Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

P&Z Minutes Excerpt
 Ordinance



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: Rob Myers	
EMAIL: rob.myers@kimley-horn.com	PHONE NUMBER: 972-731-3800
MAILING ADDRESS: 6160 Warren Pkwy, Ste 210, Frisco, TX 75034	
PROPERTY OWNER NAME: Seth Sampson	
EMAIL: seth.sampson@oncor.com	PHONE NUMBER: 817-215-6807
MAILING ADDRESS: 777 Main St, Ste 707, Fort Worth, TX 76102	

Proposed Use of Structures (building) and Property (exterior property): The proposed use of this property is an electrical substation.
Current Use: The Current use of this property is vacant Zoned Planned Development - Retail (PD-R)
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: SEC of N. Main Street and Lake Road.
Legal Description of Property: Abstract Survey _____ Parcel ID <u>441876</u> Lot(s): _____ Block(s): _____, of Subdivision <u>HEB Sparta Road</u>
Existing Zoning: <u>PD-R</u> Proposed Zoning: <u>LM</u>

Signature of Applicant: *Rob Myers* Date: 06/26/2024

Signature of Owner (if not applicant): *Seth Sampson* Date: 06/26/2024

City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Zoning Case # Z-24-18 Location



ZONING CHANGE:
 PD-R
 to
 AMENDED PD-R

LEGAL DESCRIPTION:
 HEB SPARTA ROAD SUBDIVISION,
 BLOCK 001, LOT 0001, ACRES 30.926

PROPERTY OWNER:
 SETH SAMPSON

ADDRESS/LOCATION:
 2721 N MAIN ST



LEGEND
 Z_24_18



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Map Date: 7/24/2024

Author: Anthony Anderson, City of Belton
 Editor: E. City of Belton, Planning Department
 Date: 7/24/2024

Zoning Case # Z-24-18 Zoning



Author: Anthony Rodriguez, City of Belton
 Plan: E: City of Belton Project: Subdivision and Change Zoning: Change: 2024 Zoning Change: 2024-18

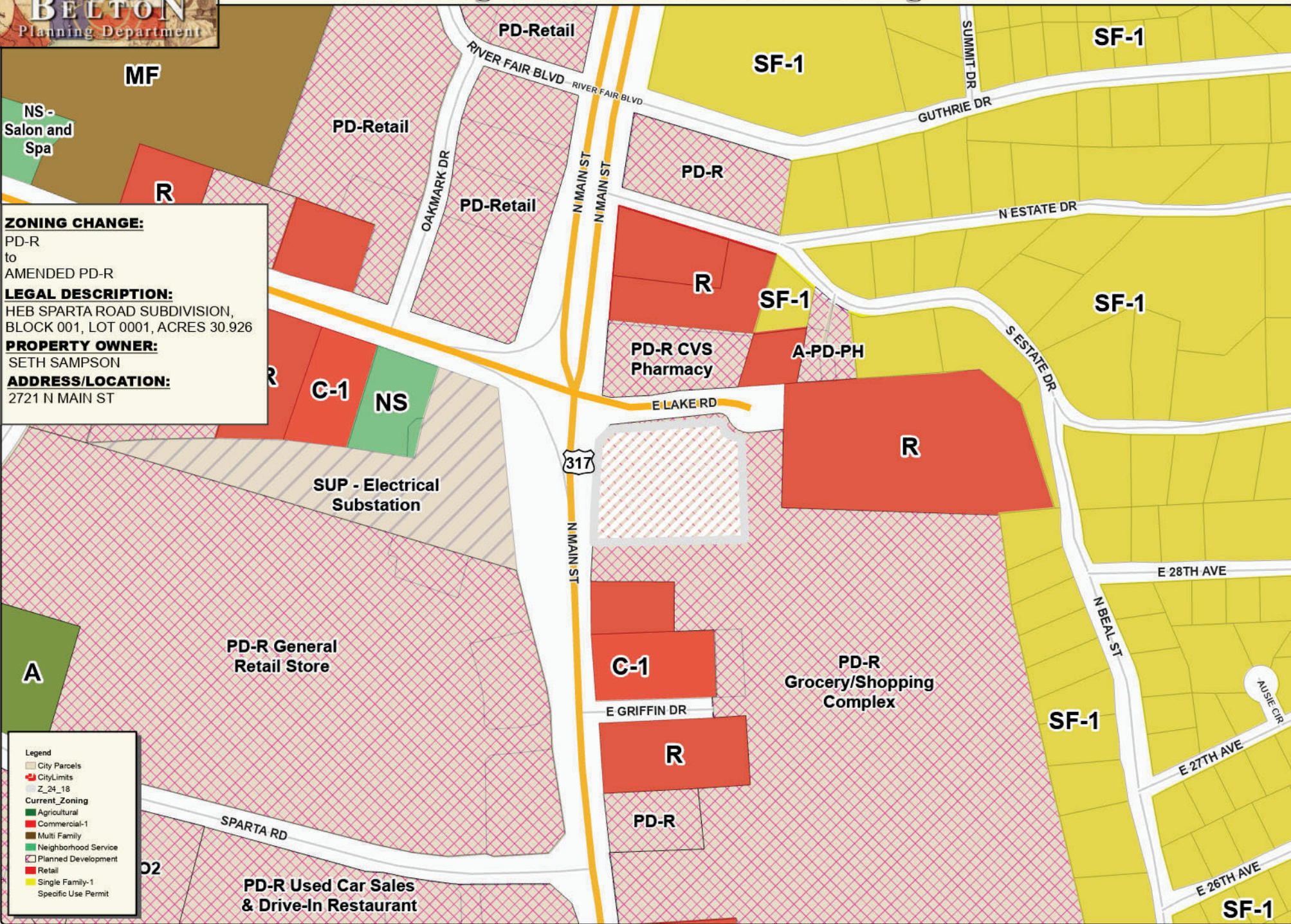
ZONING CHANGE:
 PD-R
 to
 AMENDED PD-R

LEGAL DESCRIPTION:
 HEB SPARTA ROAD SUBDIVISION,
 BLOCK 001, LOT 0001, ACRES 30.926

PROPERTY OWNER:
 SETH SAMPSON

ADDRESS/LOCATION:
 2721 N MAIN ST

- Legend**
- City Parcels
 - City Limits
 - Z_24_18
 - Current_Zoning**
 - Agricultural
 - Commercial-1
 - Multi Family
 - Neighborhood Service
 - Planned Development
 - Retail
 - Single Family-1
 - Specific Use Permit



Map Date: 7/24/2024



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Zoning Case # Z-24-18 Aerial

Author: Aerial Imagery, City of Belton
 Part: E: City of Belton Project: Planning and Zoning Change: 2024 Zoning Change: 2024-18

ZONING CHANGE:
 PD-R
 to
 AMENDED PD-R

LEGAL DESCRIPTION:
 HEB SPARTA ROAD SUBDIVISION,
 BLOCK 001, LOT 0001, ACRES 30.926

PROPERTY OWNER:
 SETH SAMPSON

ADDRESS/LOCATION:
 2721 N MAIN ST

LEGEND
 Z_24_18



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**NOTICE OF APPLICATION FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: ROB MEYERS ON BEHALF OF SETH SAMPSON, REPRESENTING ONCOR,

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2721 N MAIN ST.,
FROM A(N) PLANNED DEVELOPMENT – RETAIL ZONING DISTRICT,
TO A(N) AMENDED PLANNED DEVELOPMENT - RETAIL ZONING DISTRICT,
TO ALLOW FOR THE CONSTRUCTION OF AN ONCOR ELECTRICAL SUBSTATION

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 15, 2024**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 22, 2024**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200’ OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 22, 2024.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

- 1. _____
- 2. _____
- 3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

22813
2609 MAIN STREET LLC
1601 RIO GRANDE ST STE 345
AUSTIN, TX 78701-1149

147162
ONCOR ELECTRIC DELIVERY
PO BOX 139100
DALLAS, TX 75313

457460
FLORES, M L INVESTMENTS LLC
PO BOX 24
TEMPLE, TX 76503

90368
2607 INVESTMENTS LLC
17894 DEE RIDGE RD
MOODY, TX 76557

367892, 441876
H-E-B LP
PO BOX 839999
SAN ANTONIO, TX 78283-3999

453171
GUESS, LARRY
202 E BARTON AVE
TEMPLE, TX 76501-3371

128129
DOSSMAN, HUMPHREY & MORTON
PO BOX 239
BELTON, TX 76513-0239

397608
WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716-0555

457458
9 CHARLES CORP
1012 GRAND CT
HIGHLAND BEACH, FL 33487-5306

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

4. **Z-24-18 – Hold a public hearing and consider a zoning change from Planned Development – Retail to Amended Planned Development - Retail on approximately 2.726 acres located at 2721 North Main Street, East of North Main Street and South of East Lake Road. (Audio 01:53)**

Senior Planner Ms. Moore presented the staff report.

Chair Jarratt opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Potts made a motion to approve Z-24-18 as presented. Commission Member Ruiz seconded the motion. The motion passed with ayes 5 and 0 nays.

ORDINANCE NO. 2024-46

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM PLANNED DEVELOPMENT - RETAIL TO AMENDED PLANNED DEVELOPMENT - RETAIL ON APPROXIMATELY 2.726 ACRES LOCATED AT 2721 N. MAIN STREET.

WHEREAS, Kimley Horn, representing Oncor, has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of October 2024, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 2.726 acres
located at 2721 N. Main Street
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time, and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of October 2024, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Planned Development - Retail to Amended Planned Development - Retail, in accordance with Section 21, Section 32, and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The development must conform to all applicable standards of the Retail District.
2. An electrical substation is a permitted use.
3. The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:

- a. Site Development Standards (per Exhibit B and C)
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards
4. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.
 5. A building permit is required before construction of the electrical substation.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 22nd day of October 2024, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22nd day of October 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-24-18 Location



EXHIBIT "A"

ZONING CHANGE:
 PD-R
 to
 AMENDED PD-R

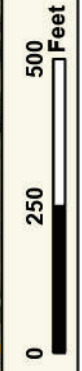
LEGAL DESCRIPTION:
 HEB SPARTA ROAD SUBDIVISION,
 BLOCK 001, LOT 0001, ACRES: 30.926

PROPERTY OWNER:
 SETH SAMPSON

ADDRESS/LOCATION:
 2721 N MAIN ST

LEGEND
 Z_24_18

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Map Date: 7/24/2024

REVISIONS

6. SUPERIOR CUTSTONE
GENERIC DRAWING

SUPERIOR CUTSTONE
Manufactured By
SUPERIOR CONCRETE PRODUCTS
1203 MAJDER DRIVE EULESS TX 76040
1 (900) 942-9255 (617) 277-9255

DATE: 7/27/22
DRAWN: J.C.
JOB# _N/A_
GENERIC DRAWING
SHEET 1
OF 1 SHEET(S)

SPECIFICATIONS AND NOTES:

- GENERAL:
- THIS DRAWING IS A GENERIC DRAWING AND IS NOT TO BE USED FOR ESTIMATING OR BUILDING PURPOSES.
 - DESIGN LOADS WILL BE DETERMINED BY THE APPROPRIATE CODES AS DETERMINED BY THE LOCAL REGULATIONS.
 - PRODUCT TO BE MANUFACTURED BY A MFGA CERTIFIED PLANT. THE MANUFACTURER SHALL BE IDENTIFIED WITH THE EVALUATION REPORT ESTABLISHED BY THE PROGRAM.

MANUFACTURER:
SUPERIOR CONCRETE PRODUCTS
1203 MAJDER DRIVE
EULESS, TX 76040
PHONE NO. (817) 277-9255
FAX NO. (817) 261-0424

- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY IN THE PROJECT PROPERTY.
- SHOULD DRAINAGE BE REQUIRED, THE BOTTOM PANEL SHALL BE FILLED SCHEDULE 40 PVC PIPE PLACED IN THE GROOVE OF THE RESPECTIVE POSTS.
- WALL TO BE "TBD" INTEGRAL COLOR.

CONCRETE:

- CONCRETE MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR COARSE STONE AGGREGATES, MIXED WITH PORTLAND CEMENT, TO MEET MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
 - PANELS & POSTS: 4000 PSI @ 28 DAYS
 - FOOTINGS & PILES: 3500 PSI @ 28 DAYS
 - WATER AND CURING COMPOUND SHALL BE CLEAN WATER AND ORGANIC OR OTHER DELETERIOUS SUBSTANCES.

CONCRETE WORKMANSHIP:

- FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE BY USING A VIBRATOR UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID. MAKE EXCAVATIONS FOR FOOTINGS TO UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM OF EXCAVATIONS AS MUCH DEEPER THAN INTENDED ONLY. CONCRETE SHALL BE PLACED IN THE EXCAVATION WITH THE MATERIAL FROM EXCAVATION ONE INCH TO CONCRETE FOOTER REINFORCEMENT.

REINFORCING MATERIAL:

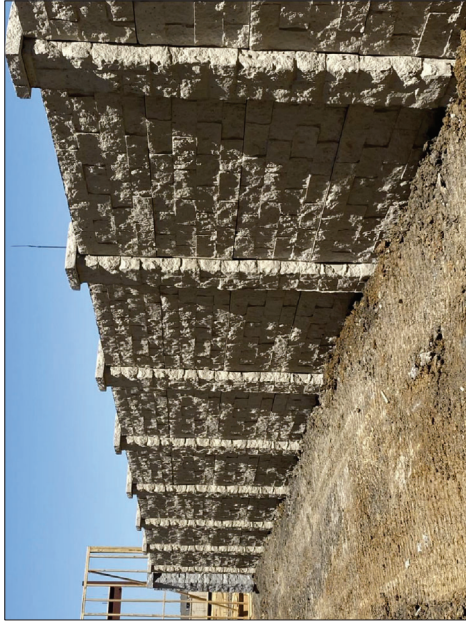
- REINFORCING MATERIAL:
 - DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A63, GRADE 60, PLACED AS SHOWN ON THE DRAWINGS.
 - REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A63 GRADE 60.
 - PANEL REINFORCEMENT SHALL BE STEEL REINFORCING WIRE AND SHALL MEET U.S. STEEL WIRE GAUGE, ASTM-A641/A641M-06, #3 = 10000 PSI MIN GALVANIZED.

REINFORCING WORKMANSHIP:

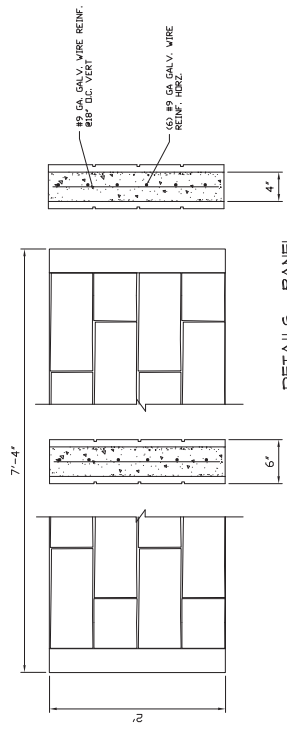
- REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE FOLLOWING:
 - REINFORCING BARS SHALL BE GALVANIZED ONLY. USE OF HEAT TO BOND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - REINFORCEMENT STEEL BARS AND WIRE FABRIC SHALL BE POSITIONED AND SEALED IN PLACE PRIOR TO STANDARD BAR CASTING AND SHALL BE ACCURATELY PLACED IN THE GROUND. MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - JOINTS BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER, OR BEAM BOTTOMS:
 - BAR END LAPS SHALL BE 48" MIN.
 - BAR END LAPS SHALL BE 48" MIN.
 - PRECAST EXPOSED TO WEATHER PANELS: 1'.
 - PRECAST EXPOSED TO WEATHER PANELS: 1'.

SOILS:

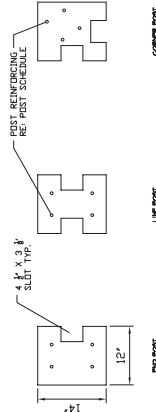
- FOOTING SIZE IS BASED ON THE FOLLOWING MINIMUM SOIL PROPERTIES:
 - SOIL CLASSIFICATION: 40% CLAY PROCTOR
 - SOIL CLASSIFICATION: 100% CLAY



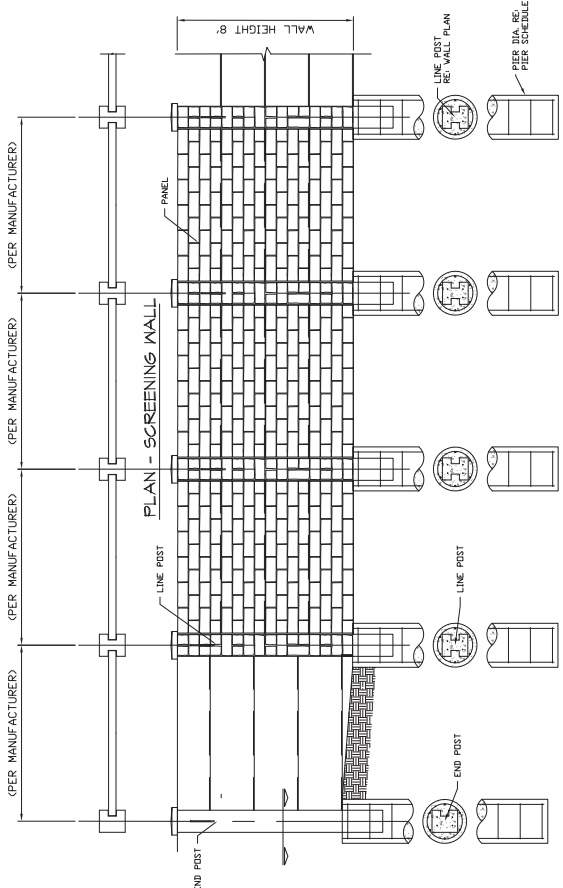
8' HEIGHT SCREEN WALL



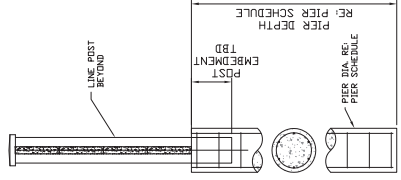
DETAILS - PANEL
SCALE 1/2" = 1'-0"



SECTIONS-POST
SCALE 1" = 1'-0"



ELEVATION - SCREENING WALL
SCALE 3/8" = 1'-0"



SECTION - SCREENING WALL
SCALE 3/8" = 1'-0"

Exhibit C

NOTE:
FOR REVIEW ONLY
CONSTRUCTION
NOT FOR ESTIMATING

NOTE:
1. FENCE WILL BE STIFFER
ACCORDING TO CHANGES IN
GRADE



Staff Report – City Council Agenda Item

Date: October 22, 2024
Zoning No.: Z-24-24
Request: A to PD-C-2
Applicant/Owners: Eddie Wilson/Belton Granite and Tile

Agenda Item #12

Z-24-24 – Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial-2 on approximately 1.4 acres located at 1901 and 1903 S. Connell Street.

- **Address:** 1901 and 1903 S. Connell Street
- **Legal Description:** A0906BC J P WALLACE, 36-2, ACRES 0.453 and A0906BC J P WALLACE, ACRES 0.75 (Three parcels: 423872 (0.18 acres), 128520 (0.453 acres) and 58303 (0.75 acres))
- **Acres:** ± 1.383 acres
- **Current Zoning:** A **Current Use:** Belton Granite & Tile
- **Proposed Zoning:** PD - C-2 **Proposed Use:** Belton Granite & Tile
- **Future Land Use Map (FLUM) Designation:** Residential/Commercial Corridor
- **Design Standards Type Area:** Type Area 9 – This Type Area is primarily a mixture of uses on larger parcels of land
- **Background:** The owner intends to expand an existing non-conforming use, which necessitates a zoning change. The area was annexed in August 1998 and has been zoned Agricultural since that time. The tenant submitted a building permit application to construct a metal building that complements the existing structure and supports the expansion of their business.

Project Analysis:

Direction	Zoning	Use
North	C-2	Single Family Home
South	PD-MF	Duplexes
West	PD-MF	Vacant lot
East	PD-MF	Duplexes

- **Water:** Dog Ridge/Belton CCN. Available at the site.
- **Sewer:** Belton CCN. Available at the site.

- Two building permit applications were recently submitted for the addition of a new 3,096 SF metal building with a 72'x43' footprint. The foundation plans were approved ahead of the construction plans and approved an 8' side yard setback along the southern property line. A 15' setback is required. A 7' side yard reduction is requested.

- The proposed building will help facilitate the expansion of the existing business. It will be attached to the current office and painted to match the existing red structure.

- The zoning ordinance allows for one building permit after annexation, however, a subdivision plat is required if additional buildings are planned.

- Design plans to widen S. Connell Street are in process and may require additional right-of-way dedication to achieve the ultimate street design. The City will contact the owner to negotiate additional ROW if necessary.

Recommendation: The requested zoning appears to be reasonable as this is an existing use.

At their meeting on October 15, the Planning and Zoning Commission unanimously recommend approval of the requested zoning change from Ag to PD-C-2, subject to the following:

1. The development must conform to all applicable standards of the Commercial-2 Zoning District.
2. A side yard setback of 8' is permitted and the attached site plans.
3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required for any future additions.

Attachments

- Application and site plans
- Property Location Map
- Zoning map
- Aerial photo
- Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')
- P&Z Minutes Excerpt
- Ordinance

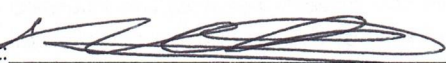


ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: Daniel Quinn	
EMAIL: beltongranite tx@gmail.com	PHONE NUMBER: 254-654-2566
MAILING ADDRESS: 2004 Downing St Belton Tx 76513	
PROPERTY OWNER NAME: *Same as above*	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): Fabricate + polish granite
Current Use: Fabricate + polish granite
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 1901 Connell St Belton Tx 76513
Legal Description of Property: Abstract Survey _____ Parcel ID _____ Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: Ag Proposed Zoning: Commercial-2

Signature of Applicant:  Date: 9-5-24

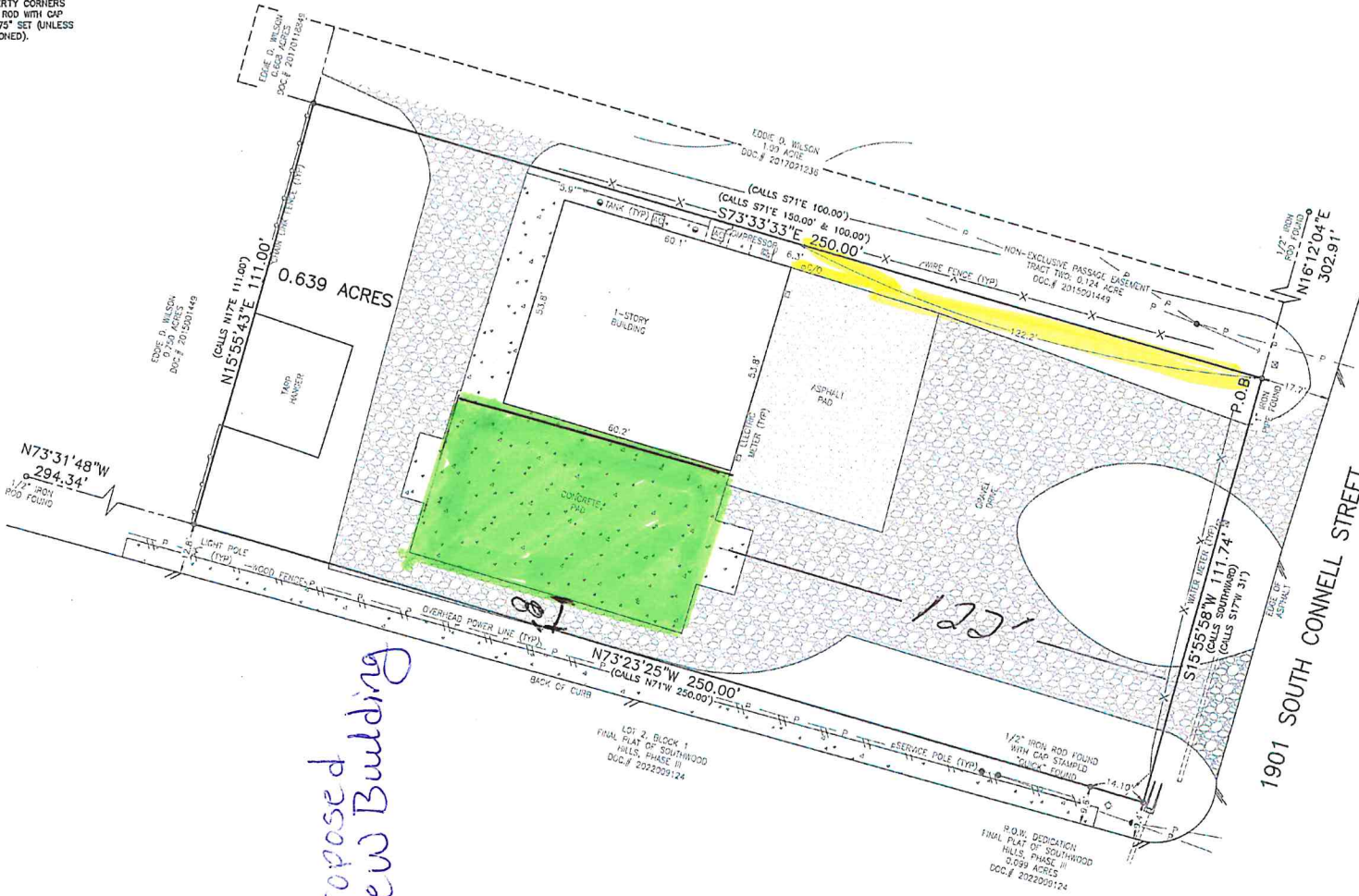
Signature of Owner (if not applicant): _____ Date: _____

City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.

NOTE: ALL PROPERTY CORNERS ARE A 1/2" IRON ROD WITH CAP STAMPED "TOLS 2475" SET (UNLESS OTHERWISE MENTIONED).

TPS STANDARD LAND SURVEY



Proposed New Building

BEING a 0.639 acre tract of land more particularly described by separate field notes.

BEING a 0.639 acre tract of land situated in the JAMES P. WALLACE SURVEY, ABSTRACT No. 906, Bell County, Texas and being all of that certain FIRST TRACT of land being all of that certain SECOND TRACT of land both being described in Exhibit "A" in a Special Warranty Deed dated June 3, 2010 from B. E. Wilson to Eddie D. Wilson and being of record in Document No. 2010021678, Official Public Records of Bell County, Texas.



THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.

STATE OF TEXAS: I, KNOW ALL MEN BY THESE PRESENTS, that I Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, COUNTY OF BELL: I do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, TPS Standard Land Survey.

This Property Appears not to be within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0340E, dated September 26, 2008. This statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or Turley Associates Inc.

IN WITNESS THEREOF, my hand and seal, this the 7th day of August 2024.

Victor D. Turley
Victor D. Turley, R.P.L.S., No. 2475

SCALE 1:20

TURLEY ASSOCIATES, INC.
ENGINEERING FIRM NO. 1668
SURVEY FIRM NO. 1319-068

© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

SURVEY OF:
0.639 ACRES
1901 SOUTH CONNELL STREET
JAMES P. WALLACE SURVEY
ABSTRACT NO. 906
BELL COUNTY, TEXAS

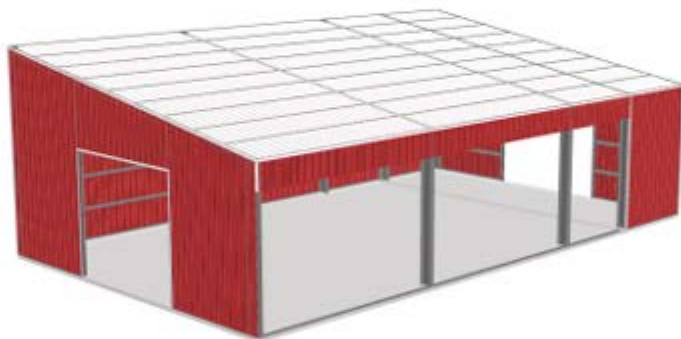
PREPARED FOR:
BELTON GRANITE & TILE

REVISIONS		
DATE	DESCRIPTION	BY/FR

DRAFTSMAN:
HHH
DATE:
8/7/2024
COMPUTER FILE NAME:
24-1930 CERT
REFERENCE DRAWING NUMBERS:
1101/12
JOB NUMBER:
241930
DRAWING NUMBER:
241930C
PAGE#
01

Existing Building





Zoning Case # Z-24-24 Location

ZONING CHANGE:

AG
 to
 PD-C2

LEGAL DESCRIPTION:

A0906BC J P WALLACE, ACRES 0.75,
 SN1 80143797; LABEL# TXS0539711,
 ITLE # 01144259, SN1 12308196L; LABEL# TEX0059549

A0906BC J P WALLACE, 36-2, ACRES .453

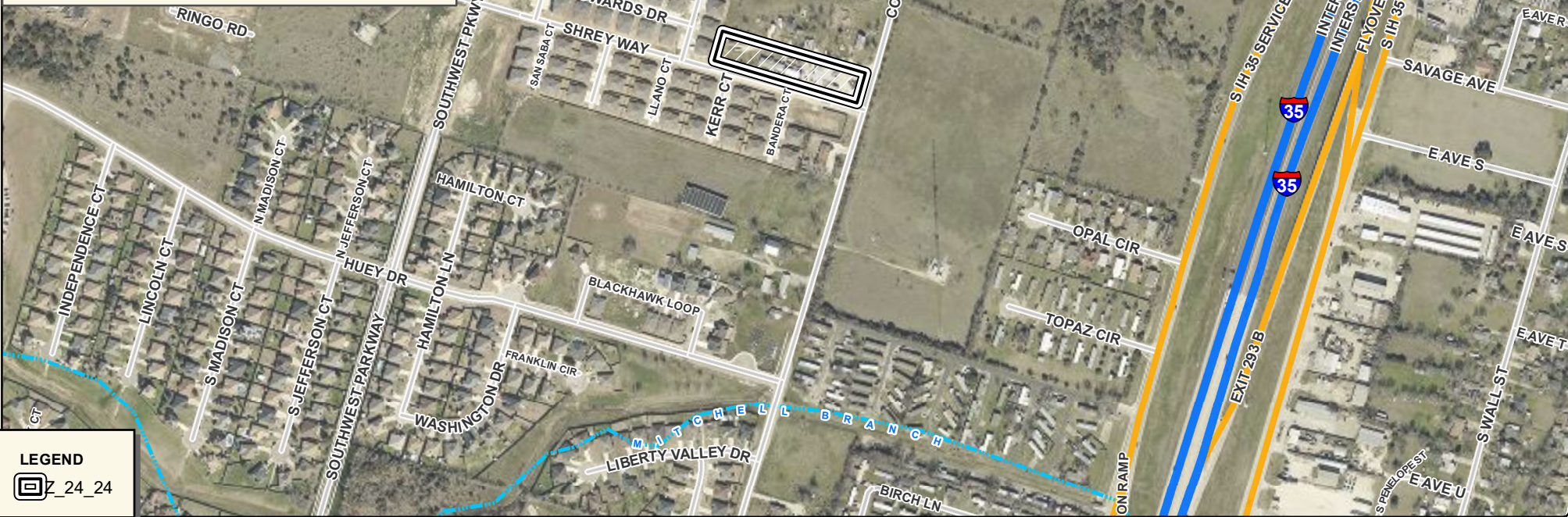
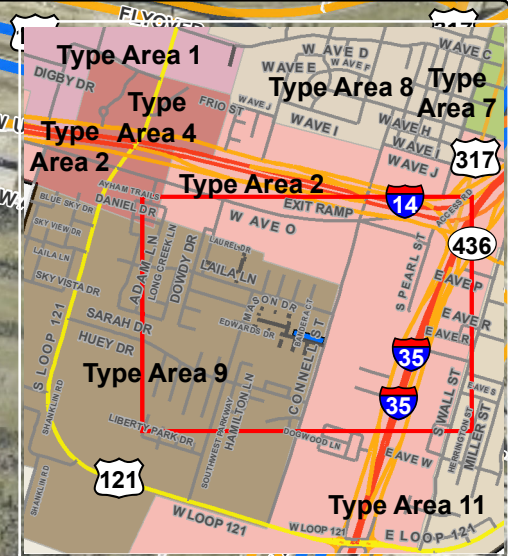
A0906BC J P WALLACE, 36-2, ACRES 0.184

PROPERTY OWNER:


DANIEL QUINN

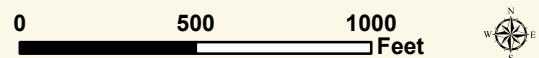
ADDRESS/LOCATION:

1901 CONNELL ST



LEGEND

 Z_24_24



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Zoning Case # Z-24-24 Zoning

Author: Anthony Robinson, City of Belton
 Date: 9/25/2024
 File: E:\City of Belton\Projects\Development and Rezoning\Change Cases\Z-24-24\Z-24-24_Zoning.mxd

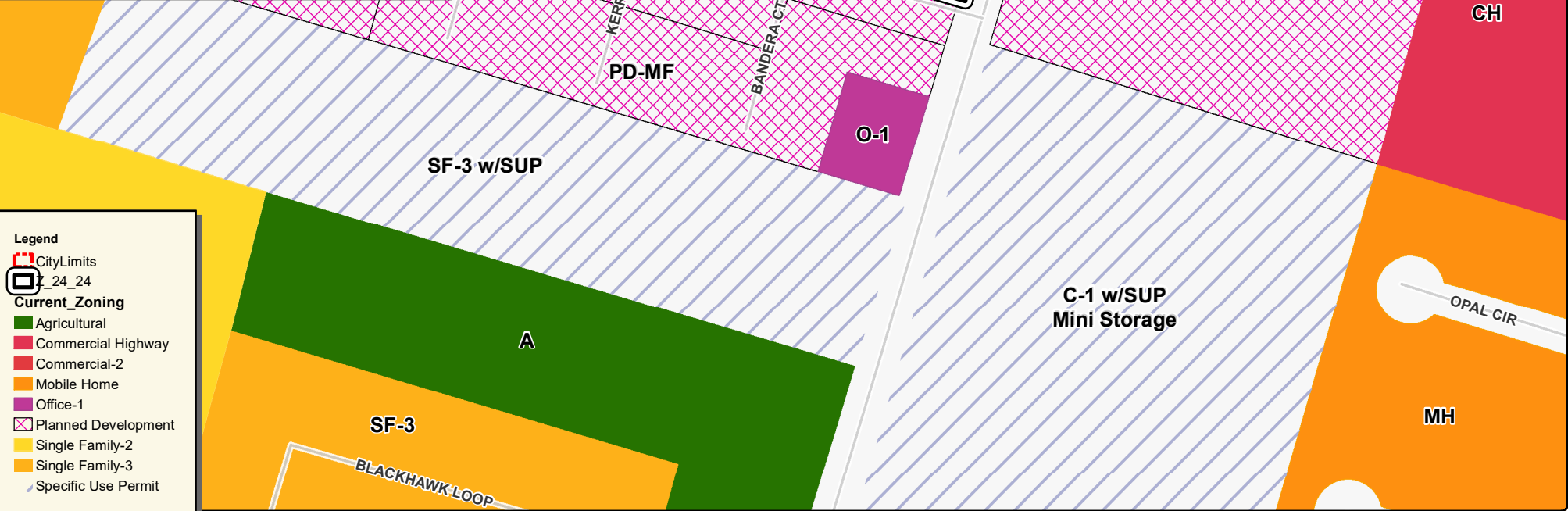
ZONING CHANGE:
 AG
 to
 PD-C2

LEGAL DESCRIPTION:
 A0906BC J P WALLACE, ACRES 0.75,
 SN1 80143797; LABEL# TXS0539711,
 ITLE # 01144259, SN1 12308196L; LABEL# TEX0059549

A0906BC J P WALLACE, 36-2, ACRES .453
 A0906BC J P WALLACE, 36-2, ACRES 0.184

PROPERTY OWNER:
 DANIEL QUINN

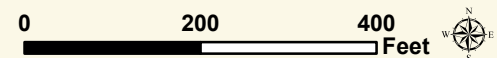
ADDRESS/LOCATION:
 1901 CONNELL ST



Legend

- City Limits
- Z-24-24
- Current_Zoning**
- Agricultural
- Commercial Highway
- Commercial-2
- Mobile Home
- Office-1
- Planned Development
- Single Family-2
- Single Family-3
- Specific Use Permit

Map Date: 9/25/2024



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Zoning Case # Z-24-24 Aerial

ZONING CHANGE:

AG
 to
 PD-C2

LEGAL DESCRIPTION:

A0906BC J P WALLACE, ACRES 0.75,
 SN1 80143797; LABEL# TXS0539711,
 ITLE # 01144259, SN1 12308196L; LABEL# TEX0059549

A0906BC J P WALLACE, 36-2, ACRES .453

A0906BC J P WALLACE, 36-2, ACRES 0.184

PROPERTY OWNER:

DANIEL QUINN

ADDRESS/LOCATION:

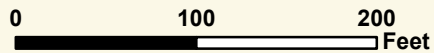
1901 CONNELL ST



LEGEND

Z_24_24

Map Date: 9/25/2024



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Author: Anthony Robinson, City of Belton
 Date: 9/25/2024
 File: E:\City of Belton\Projects\Zoning\Zoning Change\Case#Z-24-24\Z-24-24 Aerial.mxd

**NOTICE OF APPLICATION FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: DANIEL QUINN ON BEHALF OF BELTON GRANITE AND TILE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1901 AND 1903 S. CONNELL STREET,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT COMMERCIAL – 2 ZONING DISTRICT,
TO ALLOW FOR: THE EXPANSION OF THE EXISTING GRANITE AND TILE SHOP.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 15, 2024**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 22, 2024**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200’ OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 15, 2024.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

Zoning Case # Z-24-24

ZONING CHANGE:

AG
 to
 PD-C2

LEGAL DESCRIPTION:

A0906BC J P WALLACE, ACRES 0.75,
 SN1 80143797; LABEL# TXS0539711,
 ITLE # 01144259, SN1 12308196L; LABEL# TEX0059549

A0906BC J P WALLACE, 36-2, ACRES .453

A0906BC J P WALLACE, 36-2, ACRES 0.184




PROPERTY OWNER:

DANIEL QUINN

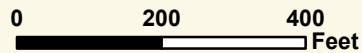
ADDRESS/LOCATION:

1901 CONNELL ST

Legend

-  Z_24_24
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

Map Date: 9/24/2024



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58301, 437962, 423872, 128520, 58303, 437961

WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

418573

VAD TREE CAPITAL LLC
10412 WELLER DR
AUSTIN, TX 78750

512357

SOUTHWOOD HILLS LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

418574

FMB GROUP LLC
585 STATE HIGHWAY 53
ROSEBUD, TX 76570

512356

SCOTT, RILEY HOMES LLC
1955 CONNELL ST
BELTON, TX 76513

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

5. Z-24-24 – Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial-2 on approximately 1.4 acres located at 1901 and 1903 South Connell Street. (Audio 04:58)

Senior Planner Ms. Moore presented the staff report.

Chair Jarratt opened the public hearing.

Parvati of 10412 Weller Drive, Austin, TX, asked questions pertaining to noise pollution with the business.

Ms. Moore clarified the property is an existing business.

With no further public input, the public hearing was closed.

Commission Member Ruiz made a motion to approve Z-24-24 as presented. Commission Member Locklin seconded the motion. The motion passed with ayes 5 and 0 nays.

ORDINANCE NO. 2024-47

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO PLANNED DEVELOPMENT – COMMERCIAL-2 ON APPROXIMATELY 1.383 ACRES LOCATED AT 1901 AND 1903 S. CONNELL STREET.

WHEREAS, Belton Granite and Tile, on behalf of property owner Eddie Wilson, has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of October 2024, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 1.383 acres
located at 1901 & 1903 S. Connell St
(location map attached as Exhibit “A”)

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time, and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of October 2024, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed Agricultural to Planned Development – Commercial – 2 in accordance with Section 25 and Section 32 and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The development must conform to all applicable standards of the Commercial-2 Zoning District and the attached site plans (Attachments B, C and D).
2. A side yard setback of 8’ is permitted.
3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required for any future additions.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 22nd day of October 2024, by a vote of _____ ayes and _____ nays.

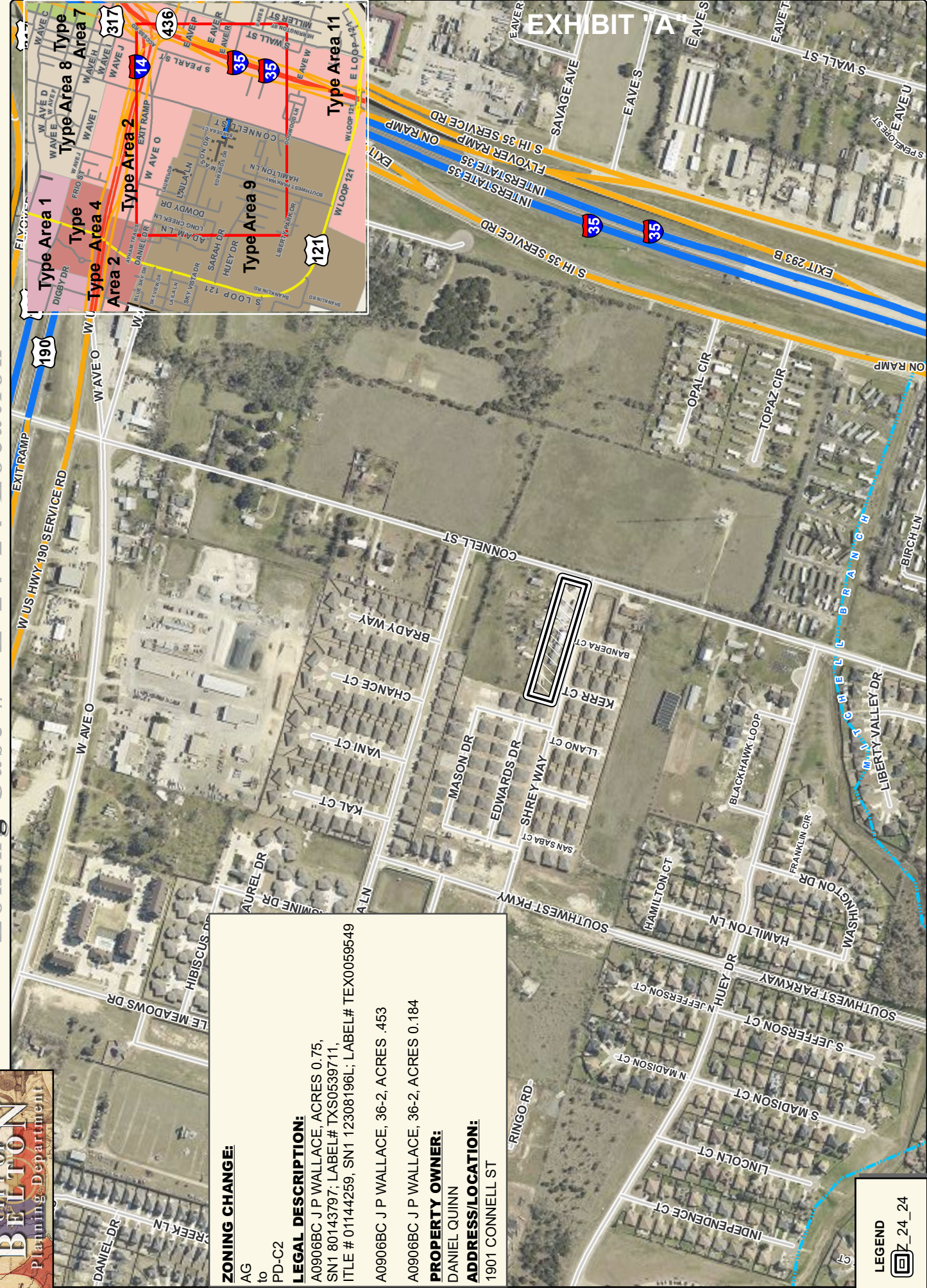
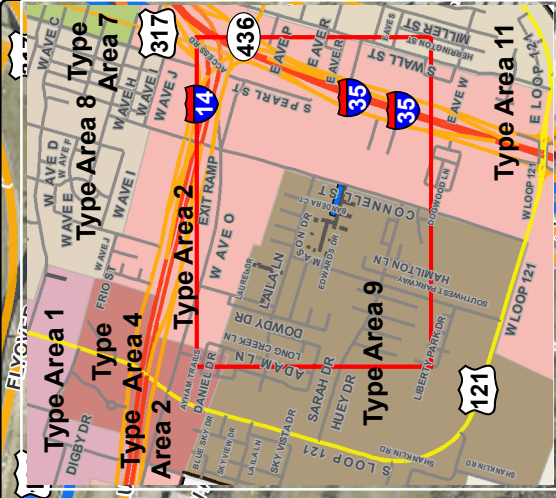
SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22nd day of October 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-24-24 Location



ZONING CHANGE:
AG
to
PD-C2

LEGAL DESCRIPTION:
A0906BC J P WALLACE, ACRES 0.75,
SN1 80143797; LABEL# TXS0539711,
ITLE # 01144259, SN1 12308196L; LABEL# TEX0059549

A0906BC J P WALLACE, 36-2, ACRES .453

A0906BC J P WALLACE, 36-2, ACRES 0.184

PROPERTY OWNER:
DANIEL QUINN

ADDRESS/LOCATION:
1901 CONNELL ST

LEGEND
[Symbol] Z-24-24

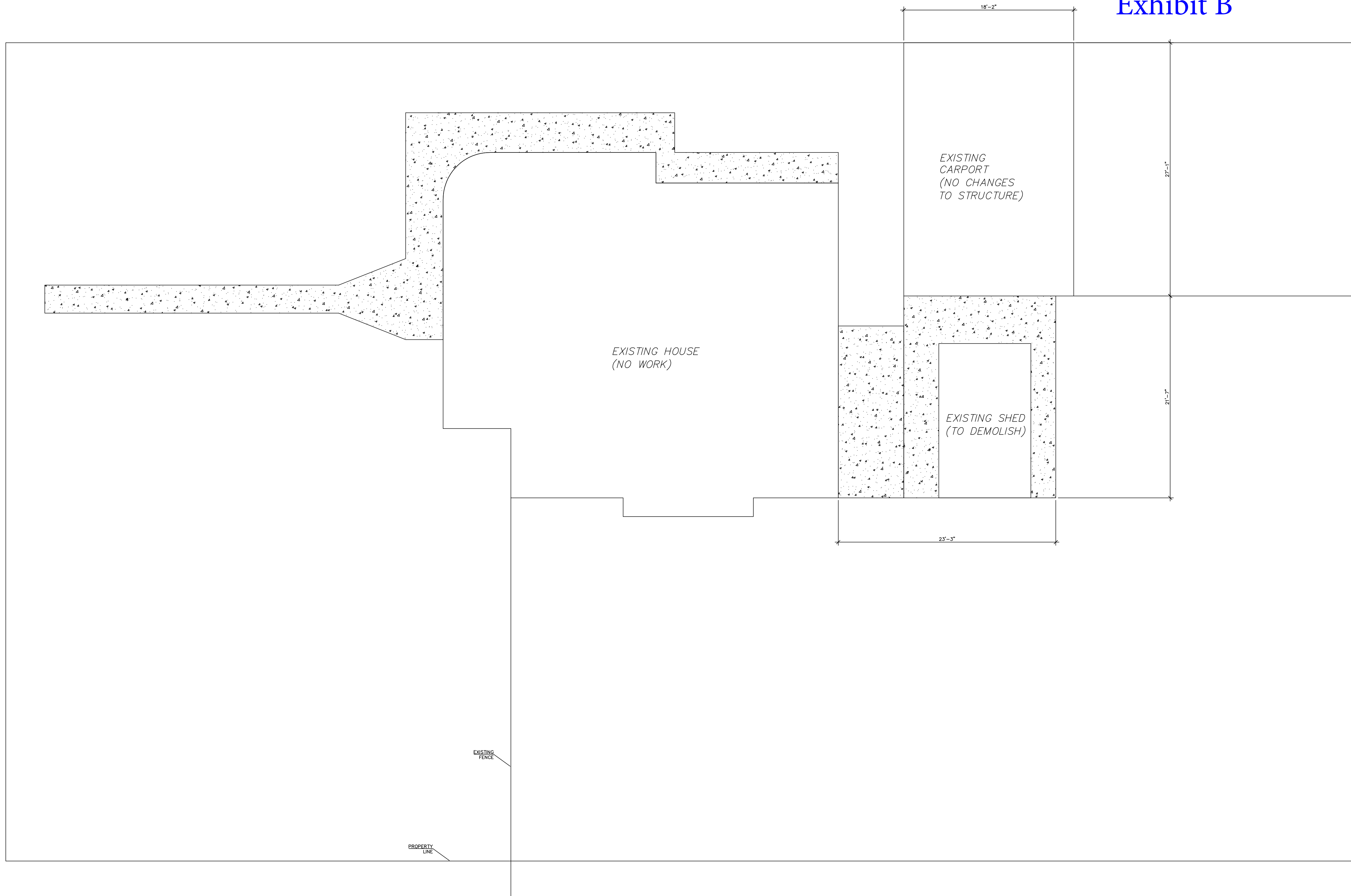
EXHIBIT 'A'

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0 500 1000 Feet

Map Date: 9/25/2024

Exhibit B



General Notes

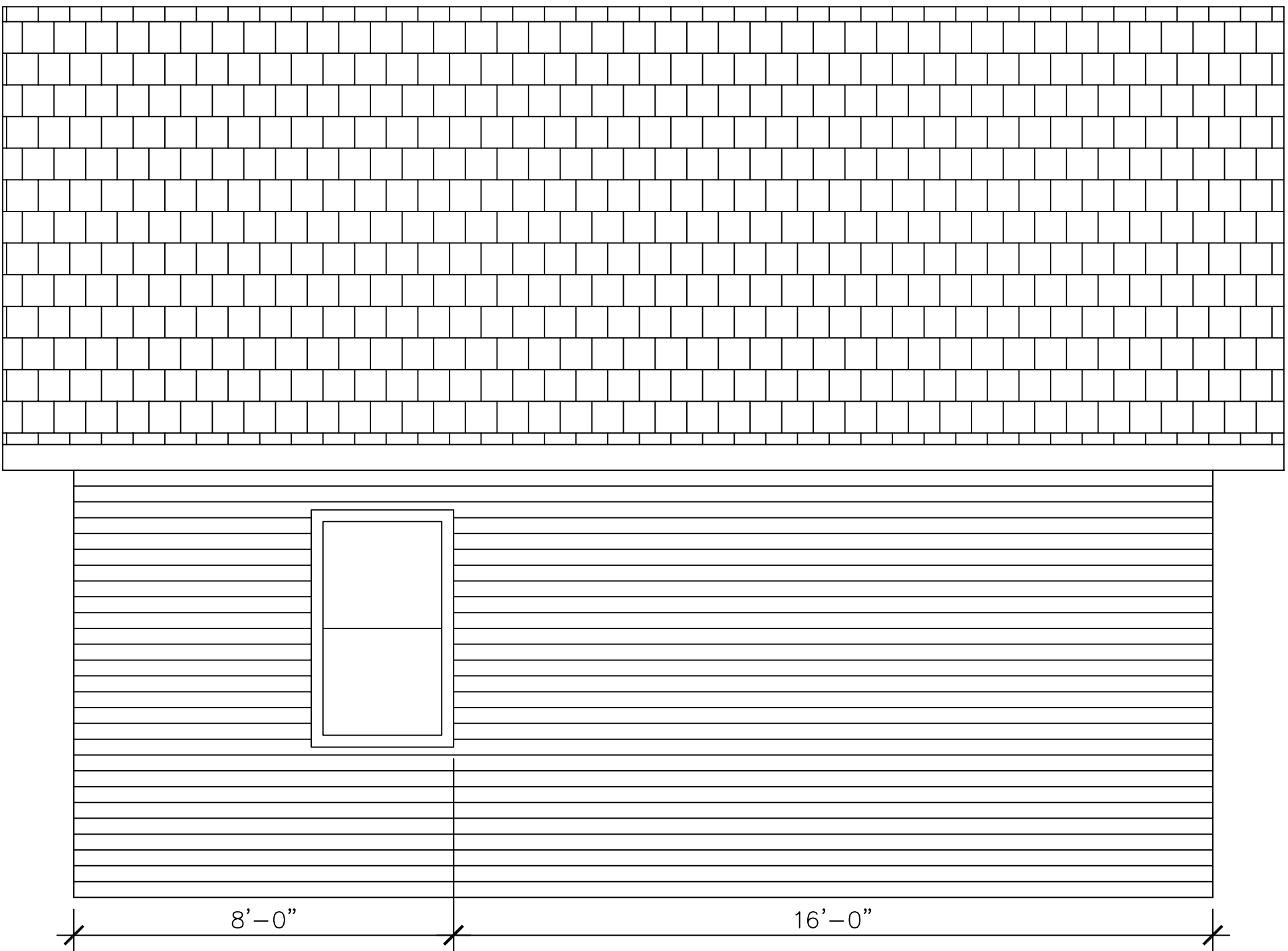
No.	Revision/Issue	Date

Firm Name and Address

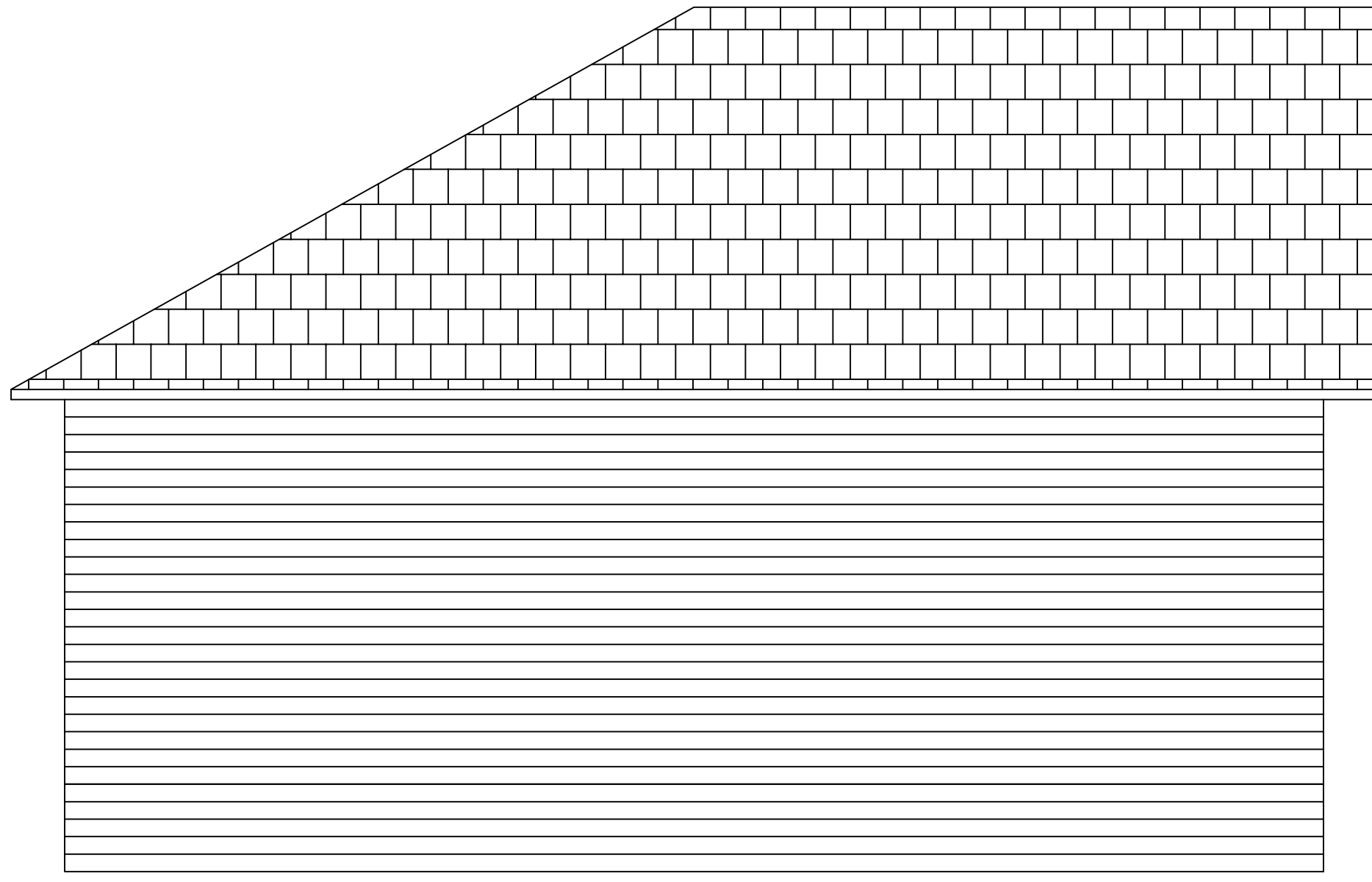
Project Name and Address
LUGO CASITA
1134 N WALL ST.
BELTON, TX
76513

Project EXISTING SITE	Sheet 1
Date 6/5/2024	
Scale N.T.S.	

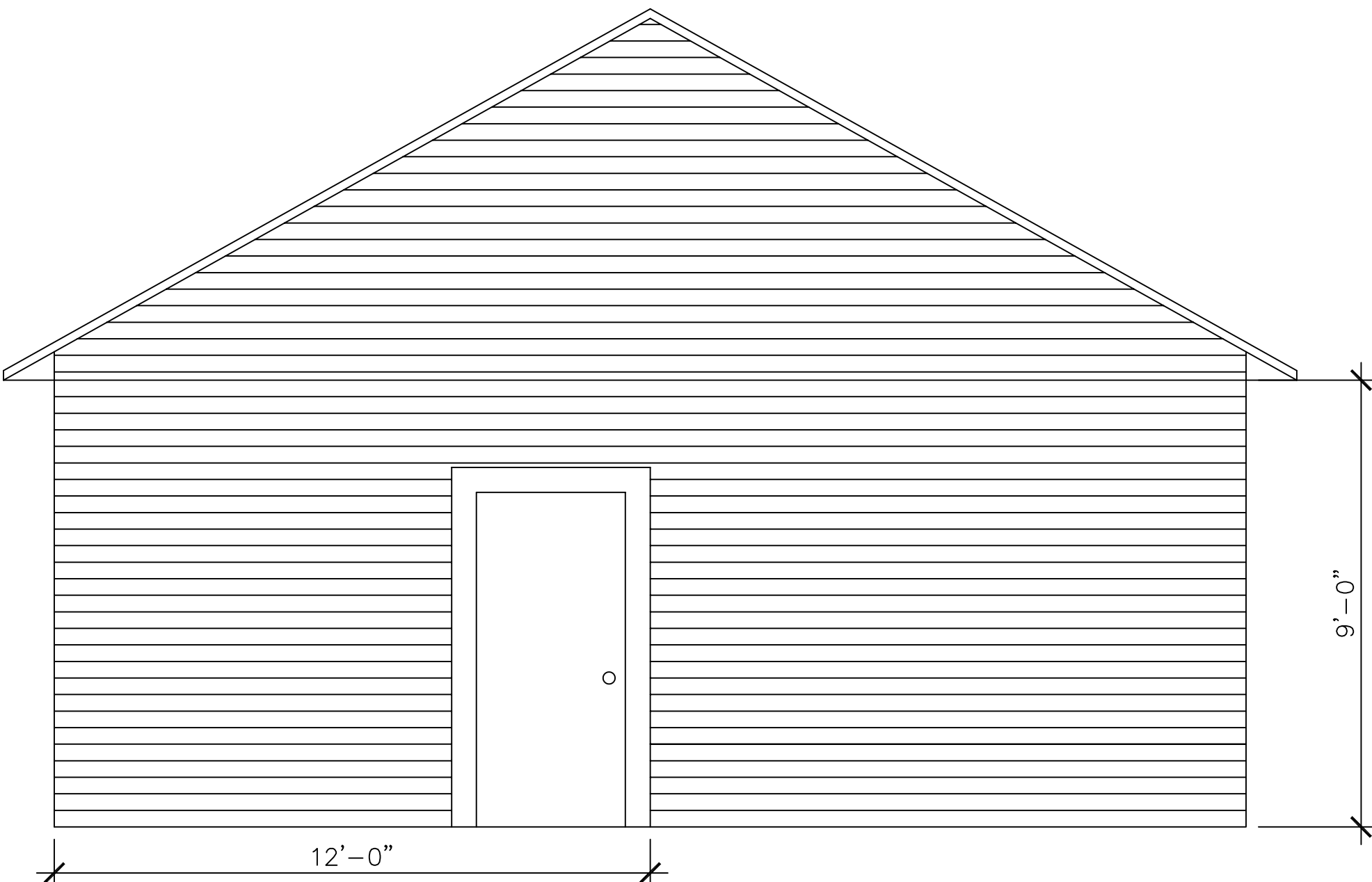
Exhibit C



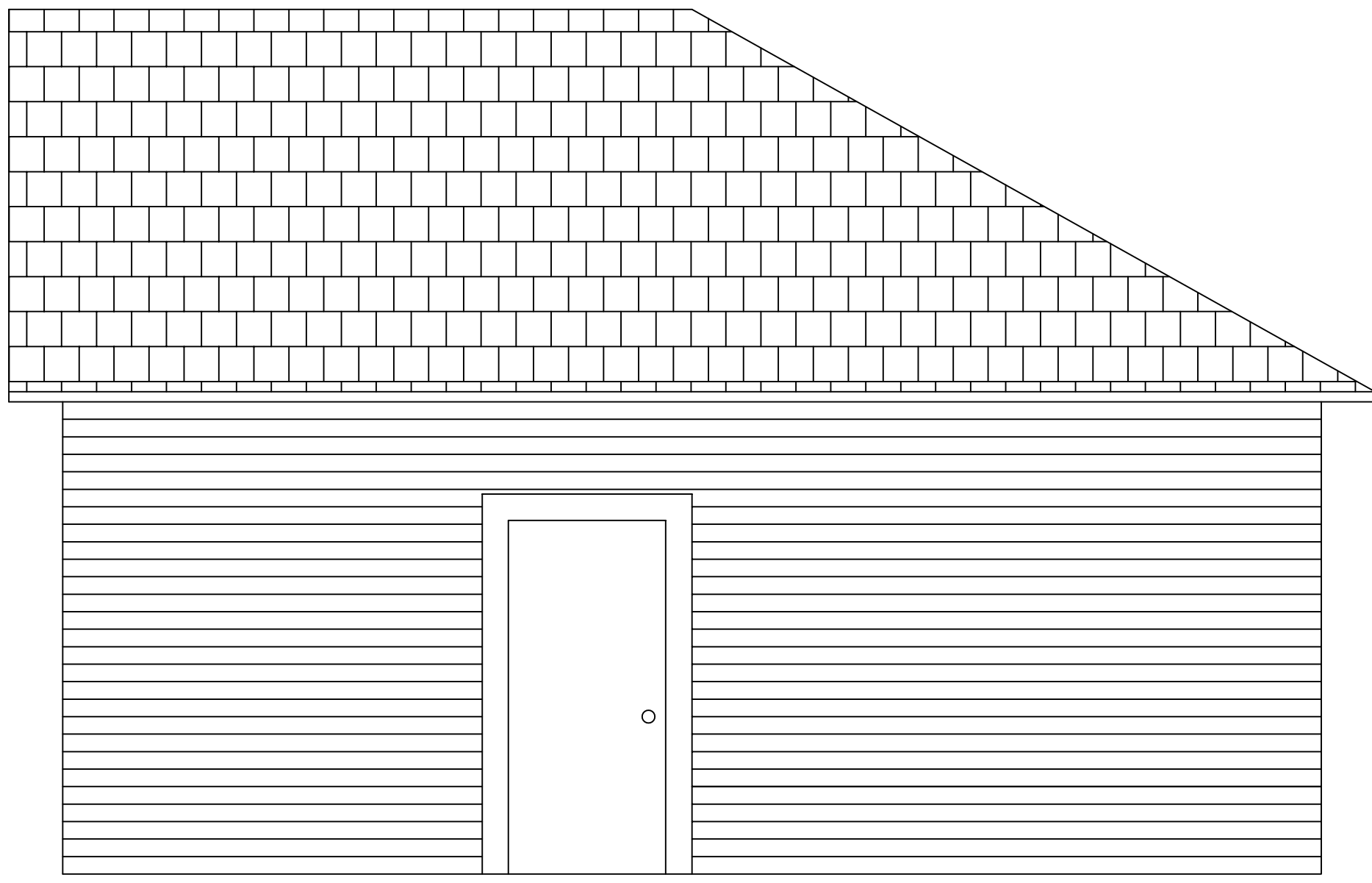
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Lugo Casita
1134 N Wall
Belton, TX
76513

Project ELEVATIONS	Sheet
Date 9/12/2024	04
Scale N.T.S	

Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.

NOTE: ALL PROPERTY CORNERS ARE A 1/2" IRON ROD WITH CAP STAMPED "TOLS 2475" SET (UNLESS OTHERWISE MENTIONED).

TSPS STANDARD LAND SURVEY

Exhibit "D"

SCALE 1:20



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SURVEY OF:
 0.639 ACRES
 1901 SOUTH CONNELL STREET
 JAMES P. WALLACE SURVEY
 ABSTRACT NO. 906
 BELTON, TEXAS

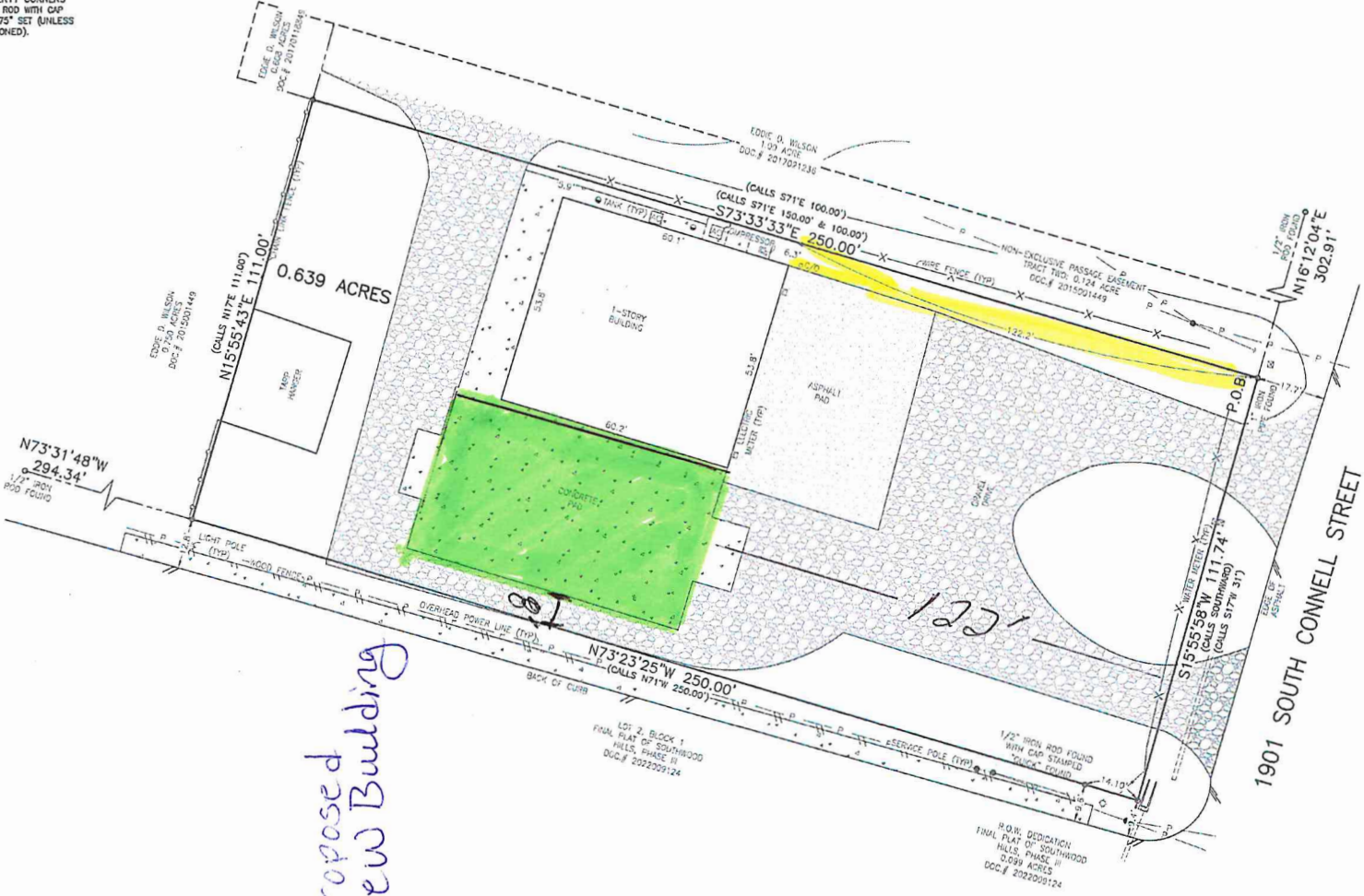
PREPARED FOR:
 BELTON GRANITE & TILE

REVISIONS

DATE	DESCRIPTION	D/P/R

DRAFTSMAN:
 H/D
 DATE:
 8/7/2024
 COMPUTER FILE NAME:
 24-1930 CERT
 REFERENCE DRAWING NUMBERS:
 1101/12

JOB NUMBER:
 241930
 DRAWING NUMBER:
 241930C
 PAGE #
 01



Proposed New Building

BEING a 0.639 acre tract of land more particularly described by separate field notes.
 BEING a 0.639 acre tract of land situated in the JAMES P. WALLACE SURVEY, ABSTRACT No. 906, Bell County, Texas and being all of that certain FIRST TRACT of land being all of that certain SECOND TRACT of land both being described in Exhibit "A" in a Special Warranty Deed dated June 3, 2010 from B. E. Wilson to Eddie D. Wilson and being of record in Document No. 2010021678, Official Public Records of Bell County, Texas.



THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Victor D. Turley, COUNTY OF BELL I a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, TSPS Standard Land Survey.

This Property Appears not to be within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 4802700340E, dated September 26, 2008. This statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or Turley Associates Inc.

IN WITNESS THEREOF, my hand and seal, this the 7th day of August 2024.
 Victor D. Turley
 Victor D. Turley, R.P.L.S., No. 2475



Staff Report – City Council Agenda Item

Date: October 22, 2024
Zoning No.: Z-24-25
Request: SF-2 to SF-2 w/ SUP for ADU w/Kitchen
Applicant/Owners: Central Texas Insulation/
Julie and Saul Lugo

Agenda Item #13

Z-24-25 – Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-2 w/a Specific Use Permit for an Accessory Dwelling Unit with a kitchen (SF-2 w/SUP for ADU w/Kitchen) on approximately 0.29 acres located at 1134 N. Wall Street, on the southwest corner of N. Wall Street and E. 12th Avenue.

- **Address:** 1134 N. Wall Street
- **Legal Description:** AUSTIN, BLOCK 002, LOT 0001
- **Acres:** 0.29
- **Current Zoning:** SF-2 **Current Use:** Single Family Home
- **Proposed Zoning:** SF-2 w/SUP for ADU w/Kitchen
- **Proposed Use:** Single Family Home and 576 SF ADU w/Kitchen
- **Future Land Use Map (FLUM) Designation:** Residential
- **Design Standards Type Area:** Type Area 6 – This Type Area is primarily mixed-use, residential area with redevelopment to occur in a manner that takes account of surrounding uses.
- **Background:** This is a 13,000 SF lot with a 2,100 SF detached single-family dwelling. The applicant plans to demolish the existing shed and build the ADU on that location.
- **Project Analysis:**

Direction	Zoning	Use
North	SF-2	Detached Home
South	SF-2	Detached Home
West	SF-2	Detached Home
East	SF-2	Detached Home

- **Water:** Belton CCN. Available at the site.
- **Sewer:** Belton CCN. Available at the site.

- **Accessory Dwelling Unit Requirements:**

- Limit to ONE ADU per lot; **One ADU proposed.**
- Minimum lot size is 5,000 square feet; **This lot is 13,000 SF.**
- Maximum square feet allowed shall be 800 square feet or no more than 60% of the square footage of the main building, whichever is greater; **The existing home is 2,100SF, and the proposed ADU is 576 SF, less than 60% of the main structure.**
- Maximum Height: must be compatible with surrounding structures, not to exceed 2 ½ stories; **The existing home is two story and proposed ADU is a one-story building.**
- Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as required for the main building. An ADU shall have a rear yard setback of no less than 10 feet and if detached from the main structure, must be separated from the main structure by a minimum distance of 10 feet; **This ADU exceeds the minimum requirements and has the following setbacks: – Front yard – 37' (N. 12th Ave), side yard – 35.5', rear yard - <25', and separation from the main building – 10'.**
- One additional parking space is required for the addition of an ADU unless the parking requirement is already satisfied on the lot; **The parking requirement is already satisfied through the existing gravel/asphalt driveway and parking area.**
- Maximum lot coverage shall be no more than 60% with the addition of an ADU, including the main building and any other accessory buildings; **No other accessory structures are proposed. There is an existing carport. The lot coverage for all existing and proposed structures is less than 60%.**
- Building materials shall be compatible with the main building and comply with the City of Belton Design Standards; **The applicant plans to match the siding and roof material of the existing home.**
- Water and sewer utilities must share meters with the main building; **Water and sewer utilities will be shared with the main building and no new meters will be installed.**
- Lot must be platted or exempt from platting per Section 45, Creation of Building Site; **This is a platted lot.**
- The ADU may not be sold separately from sale of the entire property, including the main dwelling unit. **The applicant is aware of this requirement.**

- **Specific Use Permit Requirements:**

Per Zoning Ordinance Section 33.2, the following criteria should be considered when determining the validity of the SUP request:

1. Is the use harmonious and compatible with surrounding existing uses or proposed uses?
 - **The adjacent properties are developed as single-family detached residential units. An ADU is permitted within this zoning district, subject to the approval of a**

SUP. The proposed ADU will be consistent with other previously permitted in this neighborhood.

2. Are the activities requested by the applicant normally associated with the requested use?
 - An ADU with a kitchen is not uncommon in SF residential areas.
3. Is the nature of the use reasonable?
 - The proposed ADU appears to blend in well with the surrounding neighborhood.
4. Has any impact on the surrounding area been mitigated?
 - There are no apparent negative impacts to the surrounding properties.

The requested SUP appears to satisfy the criteria above.

Recommendation: The requested zoning appears to be reasonable at this location.

At their October 15 meeting, the Planning and Zoning Commission voted unanimously to recommend approval of the requested zoning change from SF-2 to SF-2 w/SUP ADU w/Kitchen, subject to the following:

1. A specific use permit is authorized for an accessory dwelling unit with a kitchen, subject to standards identified in Ordinance 2018-36 and in the attached site plan (Exhibit B), elevations (Exhibit C).

Attachments

Application, Site Plan, and Elevations

Property Location Map

Zoning map

Aerial photo

Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

P&Z Minutes Excerpt

Ordinance



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: <i>CENTRAL TEXAS INSULATION CONTRACTORS</i>	
EMAIL: <i>cticmail@gmail.com</i>	PHONE NUMBER: <i>254-624-1085</i>
MAILING ADDRESS: <i>P.O. Box 641 SALADO, TX</i>	
PROPERTY OWNER NAME: <i>Julie & SAUL LUJO</i>	
EMAIL: <i>Julielujo92@gmail.com</i>	PHONE NUMBER: <i>614-657-8403</i>
MAILING ADDRESS: <i>4109 Springwillow Lane Round Rock Texas 78681</i>	

Proposed Use of Structures (building) and Property (exterior property): <i>Rental / Mother-in-Law Residence</i>
Current Use: <i>Residence (EXISTING)</i>
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: <i>1134 North Wall Street BELTON, TX 76513</i>
Legal Description of Property: Abstract Survey <i>Lot(s): 1 Block(s): 2 of Subdivision AUSTIN ADDITION VOLUME 195 Page 419 SAME AS LOT B2 CONVEYED JAMES F. LYNETT VOLUME 680 Pg 473</i>
Existing Zoning: <i>RESIDENTIAL Single Family</i> Proposed Zoning: <i>1</i>

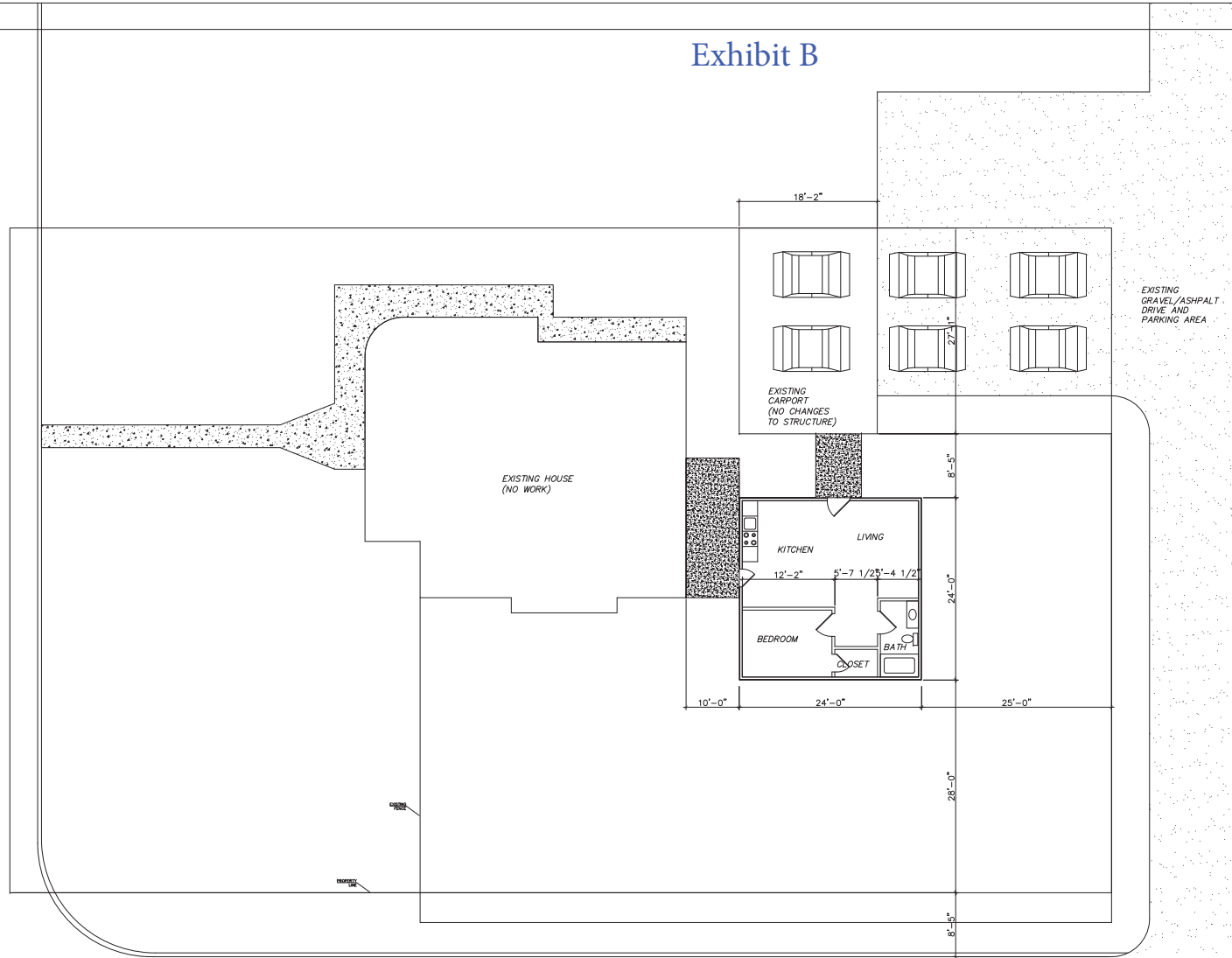
Signature of Applicant: *Daniel Alegu* Date: *6-7-2024*

Signature of Owner (if not applicant): _____ Date: _____

City of Belton Planning Department
333 Water Street * Belton, Texas 76513 * Phone (254) 933-5812 * Fax (254) 933-5822

Exhibit B

N WALL ST



E 12TH AVE

NORTH

General Notes

1. Utilities will share meter with main home
2. ADU will be painted to match existing home

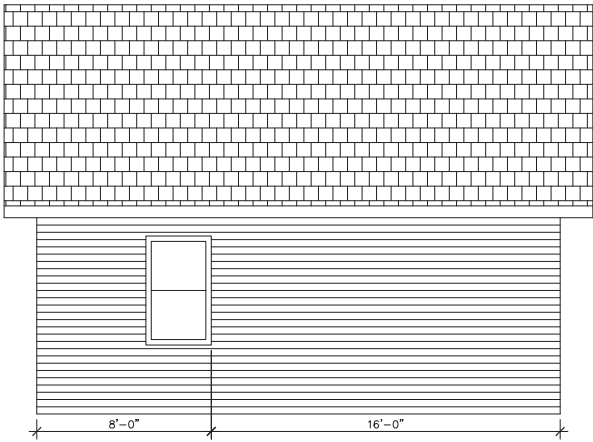
No.	Revision/Issue	Date

Firm Name and Address

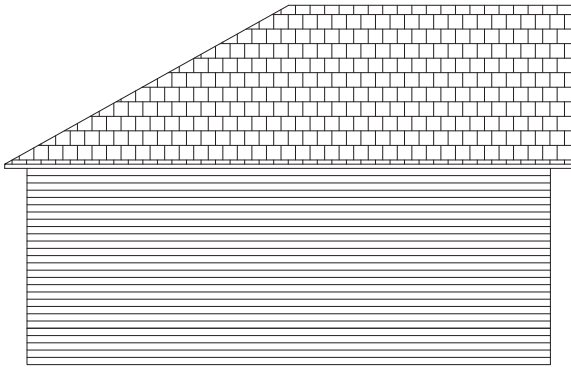
Project Name and Address
 LUGO CASITA
 1134 N WALL ST.
 BELTON, TX
 76513

Project	NEW SITE PLAN	Sheet
Date	6/5/2024	2.0
Scale	N.T.S	

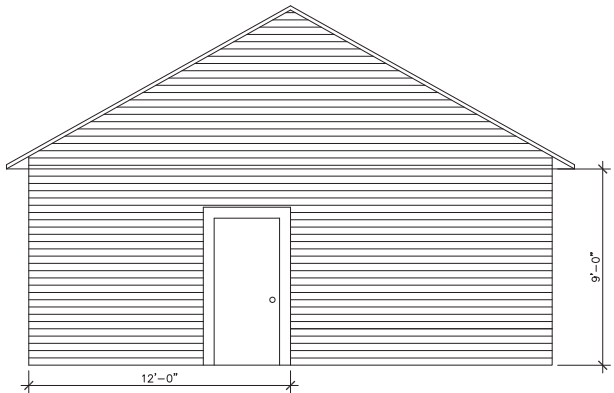
Exhibit C



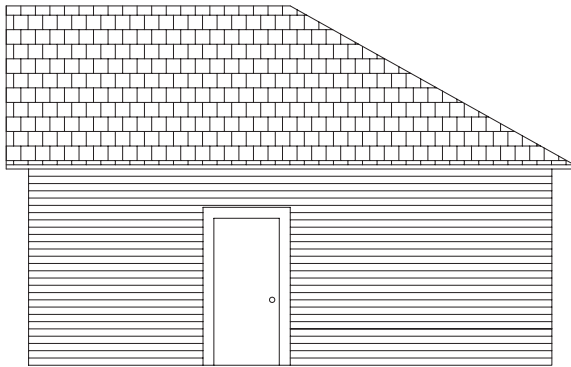
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Lugo Casita
1134 N Wall
Belton, TX
76513

Project ELEVATIONS	Sheet 04
Date 9/12/2024	
Scale N.T.S	

Zoning Case # Z-24-25 Location

ZONING CHANGE:

SF2
 to
 SF2 w/SUP

LEGAL DESCRIPTION:

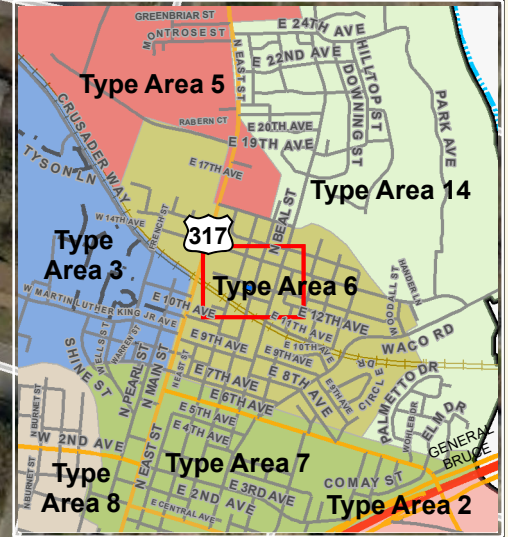
AUSTIN, BLOCK 002, LOT 0001

PROPERTY OWNER:

JULIE & SAUL LUGO

ADDRESS/LOCATION:

1134 N WALL ST



LEGEND
 Z_24_25



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Zoning Case # Z-24-25 Zoning

Author: Anthony Hopkins, City of Belton
Title: E:City of Belton Project Folder/Map and Data/Zoning Change/Case#Z-24-25-Z-25 Zoning.mxd

ZONING CHANGE:
SF2
to
SF2 w/SUP

LEGAL DESCRIPTION:
AUSTIN, BLOCK 002, LOT 0001

PROPERTY OWNER:
JULIE & SAUL LUGO

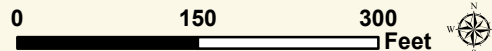
ADDRESS/LOCATION:
1134 N WALL ST

Legend

- CityLimits
- Z_24_25
- Current_Zoning**
- Commercial-2
- Multi Family
- Neighborhood Service
- Planned Development
- Single Family-1
- Single Family-2
- Two Family
- University Campus-1



Map Date: 9/24/2024



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FROM A(N) SINGLE FAMILY-2 ZONING DISTRICT,
TO A(N) SINGLE FAMILY-2 W/ SPECIFIC USE PERMIT FOR AN ACCESSORY DWELLING UNIT WITH A KITCHEN
ZONING DISTRICT,
TO ALLOW FOR: A DETACHED DWELLING STRUCTURE WITH A KITCHEN.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 15, 2024**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 22, 2024**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

Zoning Case # Z-24-25

ZONING CHANGE:
 SF2
 to
 SF2 w/SUP

LEGAL DESCRIPTION:
 AUSTIN, BLOCK 002, LOT 0001

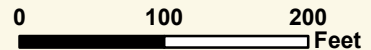
PROPERTY OWNER:
 JULIE & SAUL LUGO

ADDRESS/LOCATION:
 1134 N WALL ST

Legend

-  Z_24_25
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

Map Date: 9/24/2024



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Author: Anthony Williams, City of Belton
 Plan: E:\City of Belton\Proj\GIS\Development and Outlining\Change\2024\Zoning Change\Case#Z-24-25\Z-24-25.aprx



1589 PRUITT, TAMMIE ET VIR CLAYTON L PARKER 301 AUSTIN AVE BELTON, TX 76513-2143	6681 JCTLC LLC 105 DROVERS RUN BELTON, TX 76513	17812 GREEN, WILLIAM CHAD ETUX MELISSA KAYE 303 E 12TH AVE BELTON, TX 76513
19054 WAGGONER, JOHN & LAUREN 2500 PECAN CHASE DR RICHMOND, TX 77406	106613 CABIAD, ROLAND ETUX BETH 3072 BRITTANY PLACE ANCHORAGE, AK 99504	28926 PETTICREW, JODY & WALT 132 E 12TH AVE BELTON, TX 76513
41729 GONZALES, DAVID & CYNTHIA CANAVA 303 AUSTIN AVE BELTON, TX 76513-2143	58455 WAGGONER, VALORI R 1217 N PENELOPE ST BELTON, TX 76513	58498 CUEVAS OVALLE, ALMA ROSA 2222 N BEAL ST BELTON, TX 76513
60810 GROHMANN, MARK F & SHIRLEY J 1212 N WALL ST BELTON, TX 76513-2158	63539 QUINTEROS, RICHARD 1133 N PENELOPE ST BELTON, TX 76513	64424 KNIGHT, BRADLEY TY 4505 CHESTNUT RD TEMPLE, TX 76502
64703 TREVINO, NICOLAS AARON 1215 N WALL BELTON, TX 76513	66832 LUGO, JULIE & SAUL 4109 SPRINGWILLOW LN ROUND ROCK, TX 78681	72811 PENELOPE INVESTMENTS LLC 500 N LOOP 121 BELTON, TX 76513
93387 COLWELL, JERRY & CAROL 1135 N PENELOPE ST BELTON, TX 76513	93803 STELLAR EXECUTIVE GROUP INC PO BOX 292 BELTON, TX 76513-0292	94655 BELL, BRADEN C ETUX JACQUELINE 104 WILDWOOD DR ENTERPRISE, AL 36330-1576
99705 HARE, SARAH 554 JEFFERSON AVE BROOKLYN, NY 11221-1667	107919 THORP, FRED A H & LEON VERLINE SMITH ESTATE 2656 VISTA TRL BELTON, TX 76513-6540	114542 CRUMB, ERIC 1132 N WALL ST BELTON, TX 76513
40776 GALLAGHER ADAMS, KELLY 212 E 12TH AVE BELTON, TX 76513	472600 JCTLC LLC 105 DROVERS RUN BELTON, TX 76513	

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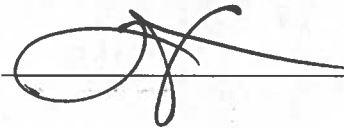
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circle one

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1. appropriate for neighborhood
2. _____
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER:  DATE: 10-10-24

472600
JCTL LLC
105 DROVERS RUN
BELTON, TX 76513


**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

From: [Planning](#)
To: [Tina Moore](#); [Madison Neill](#)
Subject: FW: 1134 N Wall Street - zoning
Date: Tuesday, October 15, 2024 8:02:44 AM

From: Julie Lugo <julielugo92@gmail.com>
Sent: Tuesday, October 15, 2024 7:38 AM
To: Planning <Planning@BeltonTexas.Gov>
Subject: 1134 N Wall Street - zoning

This Message Is From an Untrusted Sender

[Report Suspicious](#) 

You have not previously corresponded with this sender.

Hello Planning and Zoning Commission,
I am writing to APPROVE the requested zoning amendment presented in the application for 1134 N Wall Street. This will be a nice addition to the property.

Best Regards,
Julie Lugo, MBA, LCB
International Trade Compliance Leader



[614-657-8403](tel:614-657-8403)

julielugo92@gmail.com

[linkedin.com/in/julie-lugo](https://www.linkedin.com/in/julie-lugo)

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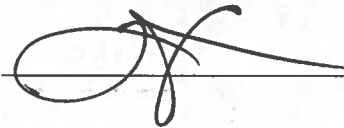
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SIGNATURE OF THE PROPERTY OWNER:  DATE: 10-10-24

472600
JCTL LLC
105 DROVERS RUN
BELTON, TX 76513

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
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AS AN INTERESTED PROPERTY OWNER, I ^{circle one} (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. This will lower future value of my home
 2. 576 sq. ft. is a shed, not a home
 3. This would not be approved for new construction on a vacant lot. Should not be approved for backyard
- (ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

114542
CRUMB, ERIC
1132 N WALL ST
BELTON, TX 76513

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

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Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

- 6. Z-24-25 – Hold a public hearing and consider a zoning change from Single Family-2 to Single Family -2 w/ a Specific Use Permit for an Accessory Dwelling Unit with a kitchen (SF-2 w/ SUP for ADU w/ Kitchen) on approximately 0.29 acres located at 1134 North Wall Street, on the southwest corner of North Wall Street and East 12th Avenue. (Audio 11:45)**

Senior Planner Ms. Moore presented the staff report.

Chair Jarratt opened the public hearing.

Eric Crumb, of 1132 N Wall St, Belton, TX, adjacent neighbor, asked questions pertaining to ADU criteria and spoke against the proposed zoning change.

Daniel Alcozar, 416 W Ave O, Belton Texas, spoke in favor of the proposed zoning change.

With no further public input, the public hearing was closed.

Commission Member Ruiz made a motion to approve Z-24-25 as presented. Vice Chair Fischer seconded the motion. The motion passed with ayes 5 and 0 nay.

ORDINANCE NO. 2024-48

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-2 TO SINGLE FAMILY-2 WITH A SPECIFIC USE PERMIT FOR AN ACCESSORY DWELLING UNIT WITH A KITCHEN ON APPROXIMATELY 0.29 ACRES LOCATED AT 1134 N. WALL STREET

WHEREAS, Central Texas Insulation, in agreement with property owners, Julie and Saul Lugo, has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of October 2024, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 0.29 acres
located at 1134 N. Wall Street
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time, and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of October 2024, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed Single Family-2 to Single Family-2 w/ a Specific Use permit for an Accessory Dwelling Unit w/ a Kitchen in accordance with Section 11, 33 and 36, and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. A specific use permit is authorized for an accessory dwelling unit with a kitchen, subject to standards identified in Ordinance 2018-36 and in the attached site plan (Exhibit B), elevations (Exhibit C).

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 22nd day of October 2024, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22nd day of October 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-24-25 Location

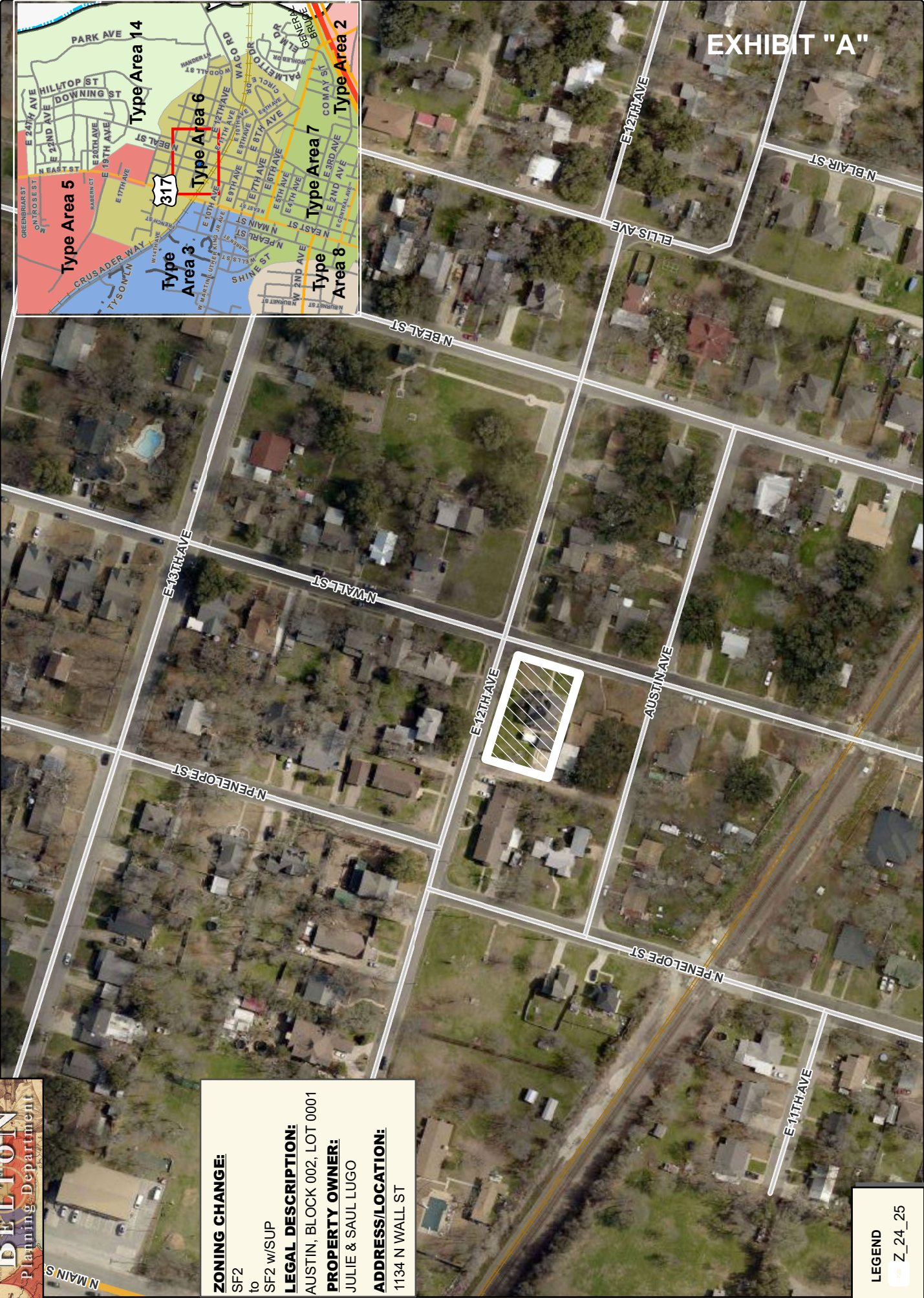


EXHIBIT "A"

ZONING CHANGE:
SF2
to
SF2 w/SUP

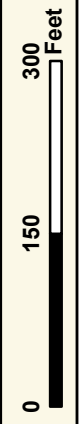
LEGAL DESCRIPTION:
AUSTIN, BLOCK 002, LOT 0001

PROPERTY OWNER:
JULIE & SAUL LUGO

ADDRESS/LOCATION:
1134 N WALL ST

LEGEND
Z_24_25

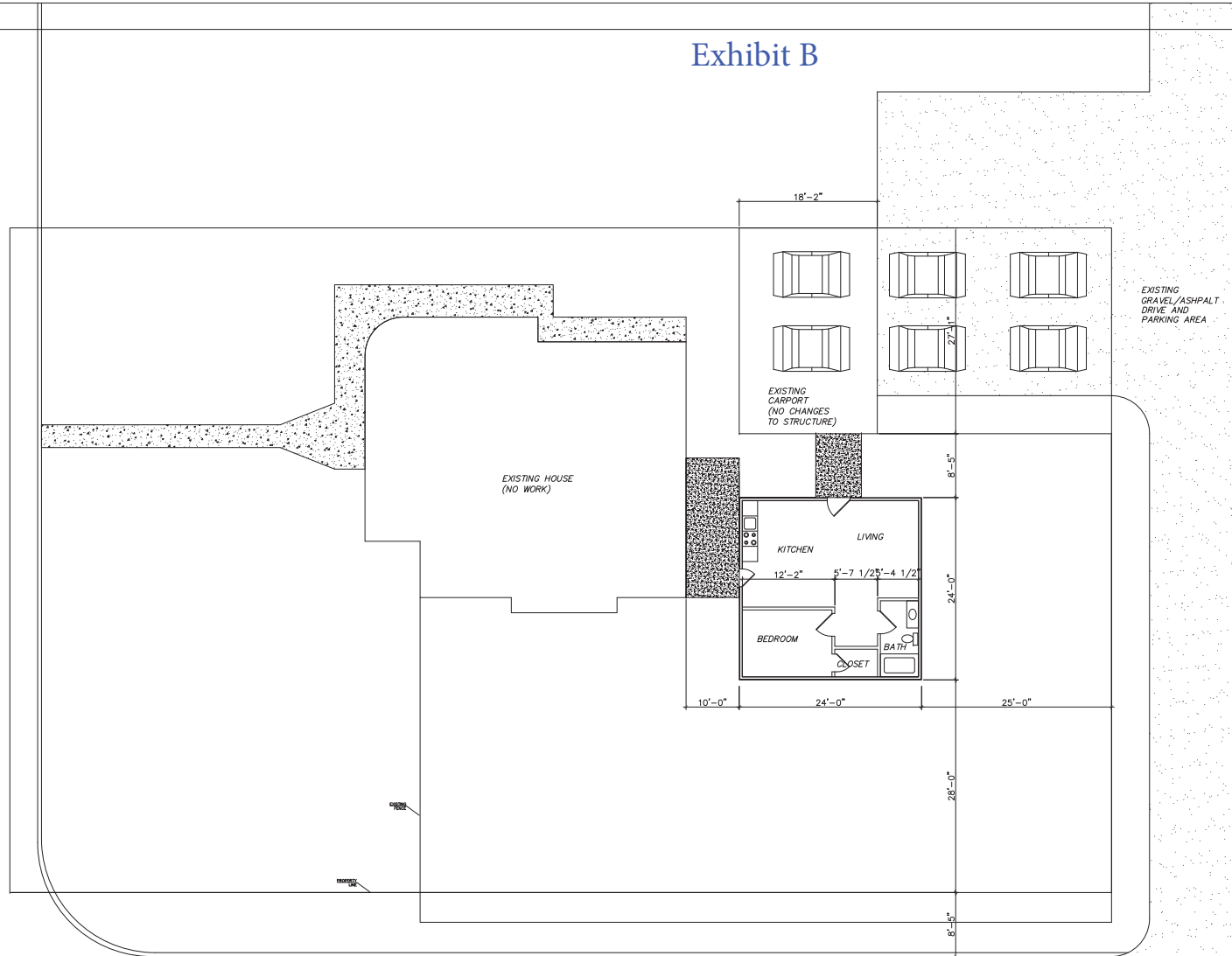
Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



Map Date: 9/24/2024

Exhibit B

N WALL ST



E 12TH AVE

NORTH

General Notes

1. Utilities will share meter with main home
2. ADU will be painted to match existing home

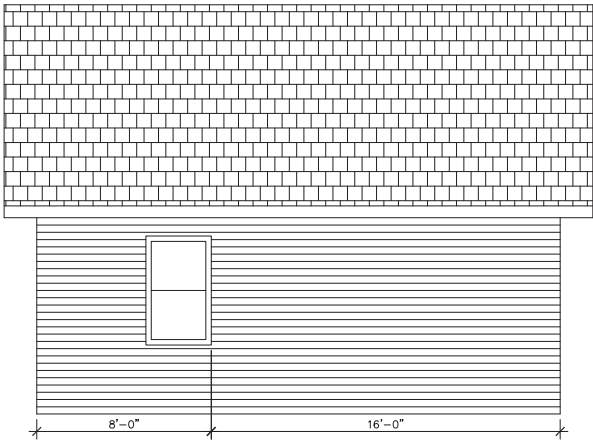
No.	Revision/Issue	Date

Firm Name and Address

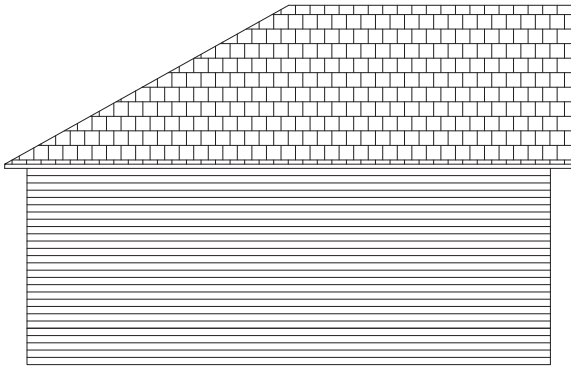
Project Name and Address
 LUGO CASITA
 1134 N WALL ST.
 BELTON, TX
 76513

Project NEW SITE PLAN	Sheet 2.0
Date 6/5/2024	
Scale N.T.S	

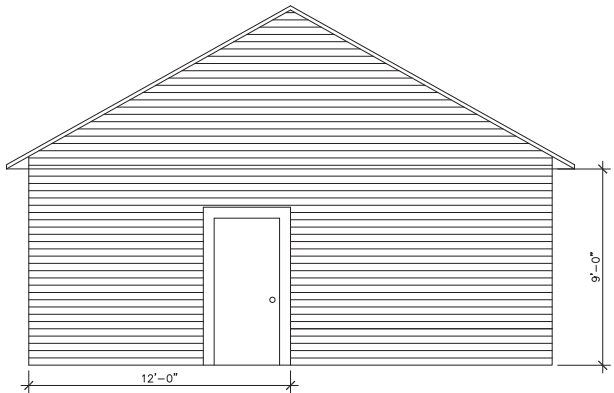
Exhibit C



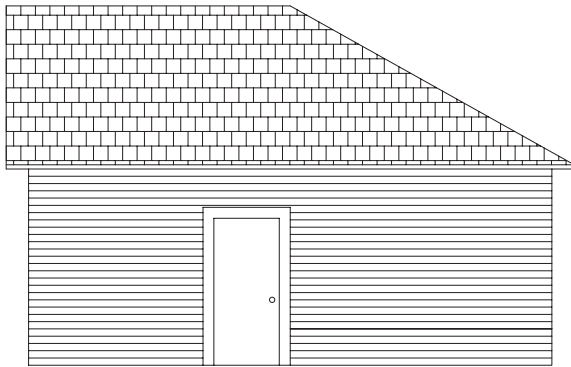
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Lugo Casita
1134 N Wall
Belton, TX
76513

Project ELEVATIONS	Sheet 04
Date 9/12/2024	
Scale N.T.S	



Staff Report – City Council Agenda Item

Date: October 22, 2024
Zoning No.: Z-24-26
Request: CH to CH w/ SUP for Master Sign Plan
Applicant/Owners: Naeem Mahesania / Belton Partners, LLC

Agenda Item #14

Z-24-26 – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development-Commercial Highway with a Specific Use Permit for a Master Sign Plan on approximately 12.6 acres located at 8101 S. IH-35 Service Road.

- **Address:** 8101 S. IH-35 Service Road
- **Legal Description:** S IH 35 ADDITION, BLOCK 001, LOT 0001, ACRES 12.620
- **Acres:** 12.6 acres
- **Current Zoning:** CH **Current Use:** Vacant Lot
- **Proposed Zoning:** PD-CH w/ SUP Master Sign **Proposed Use:** Travel Center
- **Future Land Use Map (FLUM) Designation:** Commercial Corridor
- **Design Standards Type Area:** Type Area 2 – This is primarily retail, commercial, and mixed uses with higher development standards applied.
- **Background:** The owner is constructing a travel center and fast-food restaurants. Due to the elevation difference from the main lanes of IH-35 to the property of approximately 6 to 10 feet, the owner requested a 40’ tall sign with an electronic message center.

Project Analysis:

Direction	Zoning	Use
North	C-2	Boat Repair Shop
South	CH	Vacant lot
West	CH	Vacant lot
East	A	Vacant lot

- **Water:** Belton CCN. Available at the site.
- **Sewer:** Belton CCN. Available at the site.

- Section 38.16, Table 2 – Permitted Signage in the CH Zoning District

Classification	Max. Area per Sign	Max. Height	Minimum setback	Maximum number of signs
High profile sign	225 SF	20'	5'	1 per 600' of frontage
Wall Sign	1 per linear primary façade			

The proposed master sign includes the following elements:

Two High-Profile Signs:

- Sign A – 40' tall, with an overall area of 214.8 SF, 89 SF of non-changeable design, 49.8 SF of changeable message center, and 51 SF of digital pricing – not included in the overall sign area calculation.
- Sign H – 20' tall sign, with an overall area of 225 SF, no changeable copy. This proposed sign meets the City Sign Ordinance.
- Per the approved subdivision plat, this property has 901' of frontage along the Interstate 35 frontage road; allowing two high-profile signs. The sign ordinance requires the signs to be spaced at least 100' apart. The two standalone signs are greater than 100' apart.

Wall Signs – Signs B through G and Future Tenant Sign:

- The building's linear frontage is 204'; therefore, a maximum sign area of 204 SF is allowed (1 SF per 1 LF of facade).
- The overall wall sign proposed is 482.9 SF – approximately 400 SF at the front elevation and 83 SF at the rear elevation. This includes three future tenant signs proposed at 80 SF, national, and state flags. The size of the national and state flags, and the logo, are not included calculation of the signage which equates to 148 SF. Therefore the total signage is 334.9 or roughly 1.6' sf of signage per 1 linear foot of the façade of the building.

- The applicant indicated that the primary reason for the height request is the property's lower elevation compared to the main travel lanes of Interstate 35, the adjacent properties are undeveloped, and the additional height will provide visibility over the tall tree line. The Sign Ordinance allows for adjustments based on the elevation changes. Staff estimates that the site is approximately 6-10' lower than Interstate 35. Interstate 35 is approximately 590', and the proposed store sits at approximately 581', which equates to a 29' tall sign.

- The applicant also states that the frontage road is approximately 60 feet wide, separating it from the main travel lanes. The applicant suggested that the proposed sign height will ensure that travelers can see the business and exit at the appropriate ramps.

Recommendation: The requested zoning appears to be reasonable for this area.

At their meeting on October 15, the Planning and Zoning Commission unanimously recommend approval of the requested zoning change from CH to CH w/SUP for Master Sign Plan, subject to the following:

1. The development must conform to all applicable standards of the Commercial Highway Zoning District and the provisions of the Specific Use Permit.
2. A 40' tall sign height is permitted with an electronic changeable copy sign meeting the requirements of Section 38.15, *Sign Lighting Standards*, is permitted.
3. Wall signage of 334.9 SF is permitted based on the proposed master sign plan (Exhibit B).
 - a. All permits must be applied for and approved before the construction of the proposed sign.

Attachments

Application
Property Location Map
Zoning map
Aerial photo
Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')
P&Z Minutes Excerpt
Ordinance



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME:	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	
PROPERTY OWNER NAME:	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): _____ _____
Current Use: _____ _____
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: _____
Legal Description of Property: Abstract Survey _____ Parcel ID _____ Lot(s): _____ Block(s): _____, of Subdivision _____
Existing Zoning: _____ Proposed Zoning: _____

Signature of Applicant: Nasruddin Mahesnaia Date: _____

Signature of Owner (if not applicant): Nasruddin Mahesnaia Date: _____

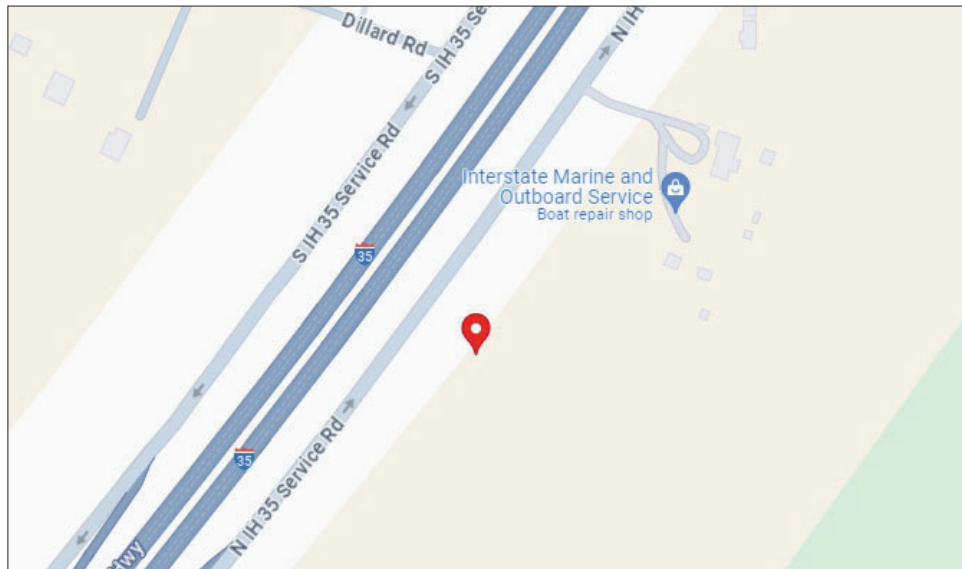
City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822



RODEO

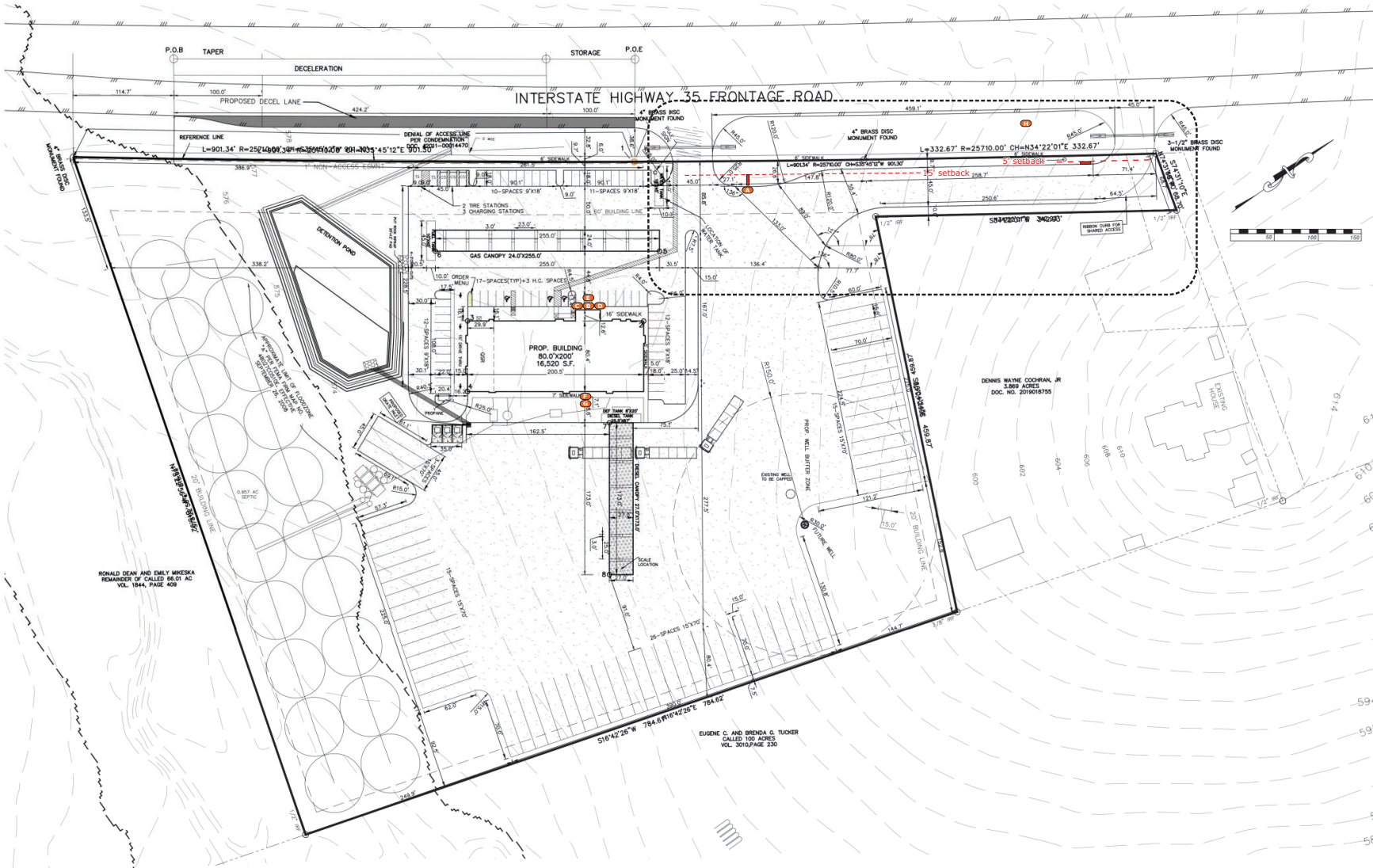
TRAVEL CENTER

Sign Package



8101 S IH 35 SVS Rd, Belton, TX 76513





Job Name:



RODEO TRAVEL CENTER

Proposal Drawing
 Final Drawing

Client: Pleasanton Bus, LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Prj. Mngr.: Debbie Mosley
 Date: 5/31/2024
 Designer: Andrew Sifuentes
 File Name: 81347 R7 Rodeo High Rise
 Proposal #: 81347
 Job #:

Revisions (M/D/Y)-(initials): desc.
 R1 8/8/24: task 794349
 R3 9/6/24: task 797742
 R4 9/9/24: task 798117
 R5 9/16/24: task 798845
 R6 9/16/24: task 798954
 R7 9/17/24: task 798954



TDLR: 18010 • MET: E113766

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 San Antonio, TX 78219
 (210) 341-7244

Dallas
 2703 Mockingbird Lane
 Dallas, TX 75235
 (972) 870-1594

Houston
 7630 Hansen Road
 Houston, TX 77061
 (713) 943-1831

Austin
 11209 Conroy Ln.
 Austin, TX 78652
 (512) 374-9300

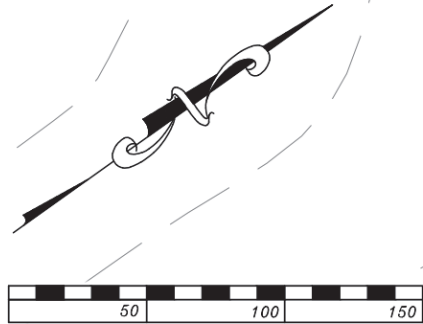
Tyler
 2971 Elton Trail
 Tyler, TX 75703
 (903) 561-4995



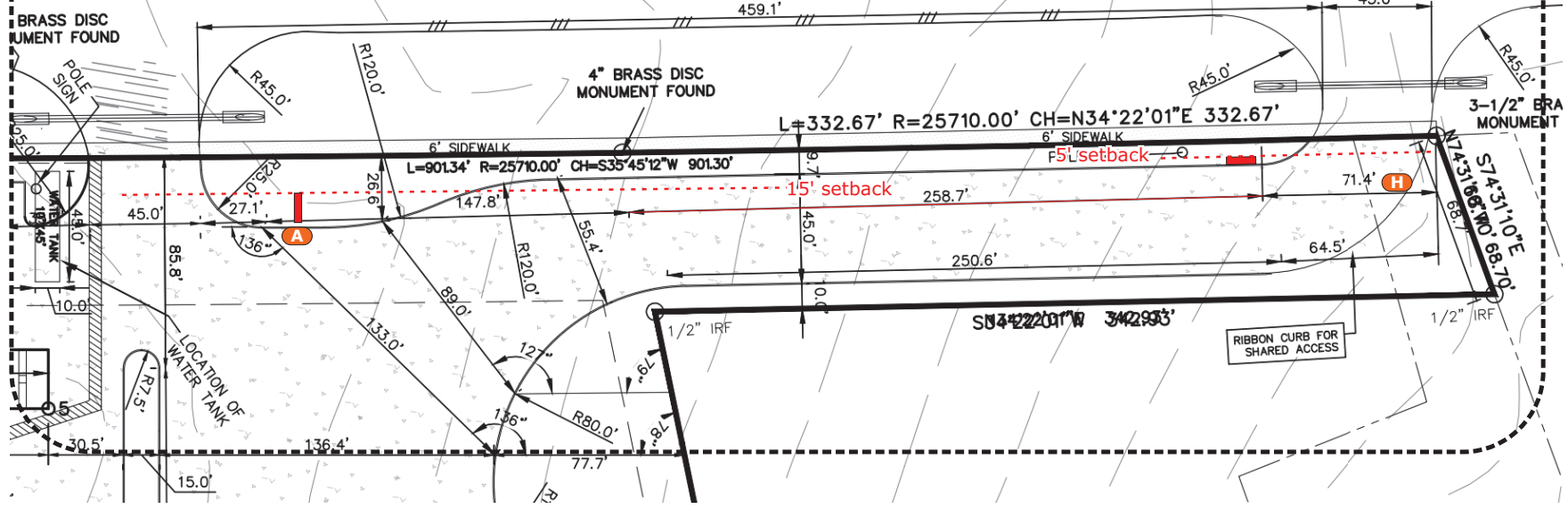
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CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



WAY 35 FRONTAGE ROAD



CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



RODEO
TRAVEL CENTER

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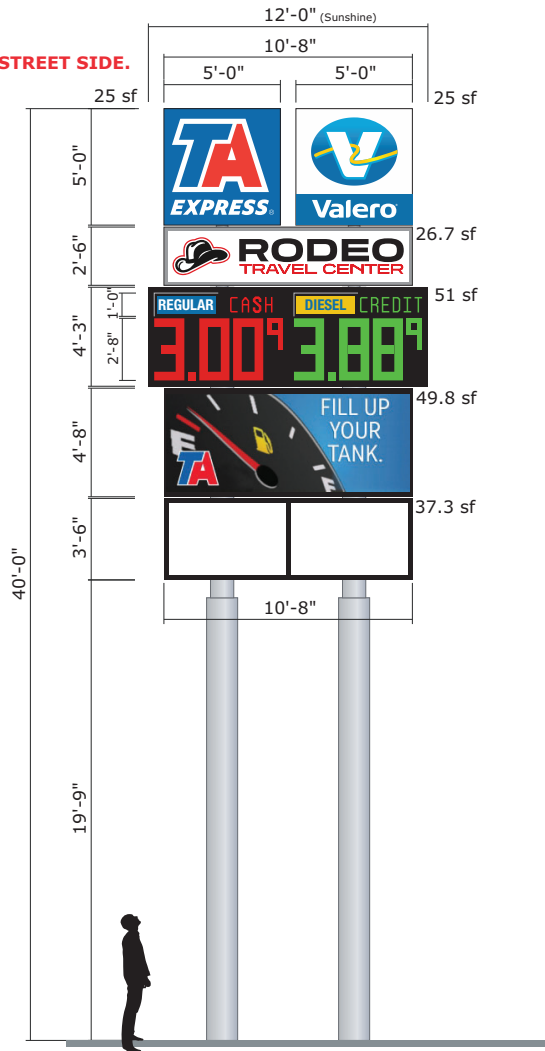
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*TA ON STREET SIDE.



A

HIGH RISE

QTY: ONE (1)

214.8 sf

Scale: 3/16" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL NEW 40FT OVERALL HIGH DOUBLE SIDED HIGH RISE SIGN.

- LED ILLUMINATED
- EXTERIOR ALUMINUM CABINETS AND ALUMINUM RETAINERS.
- TA EXPRESS CABINET
- VALERO CABINET
- RODEO CABINET
- SUNSHINAE PRICE UNITS. 32IN DIGITS. 8IN TOGGLES. REGULAR & DIESEL PRODUCT CABINETS.
- 15.89MM DAKTRONICS RGB FULL COLOR MESSAGE UNIT.
- NEW (2) TENANT D/F FACE CABINET. LED ILLUMINATED. SHOWN W/ BLACK RETAINERS & DIVIDER
- NEW STEEL POLES
- DIRECT BURIAL.

FOOTING DETAIL SCALE: N.T.S.

IMPORTANT DISCLAIMER: Site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the City, County or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, ROW Transmission lines, State Department of Transportation ROW and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



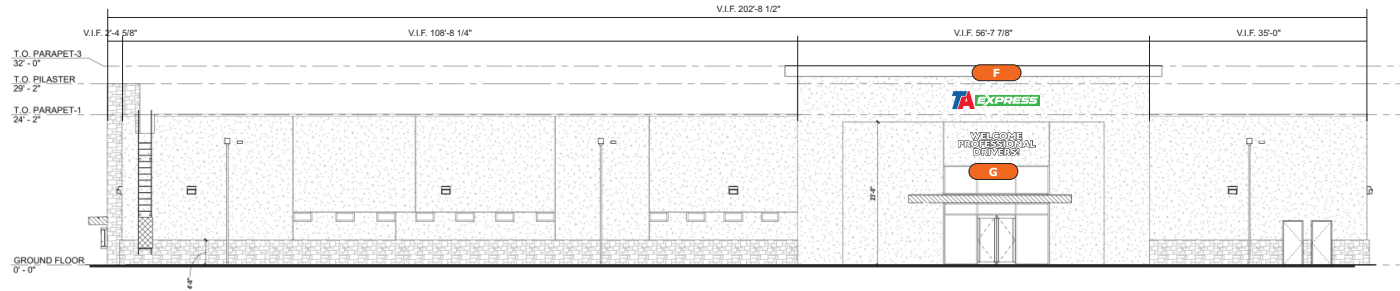
RODEO TRAVEL CENTER

Proposal Drawing
 Final Drawing

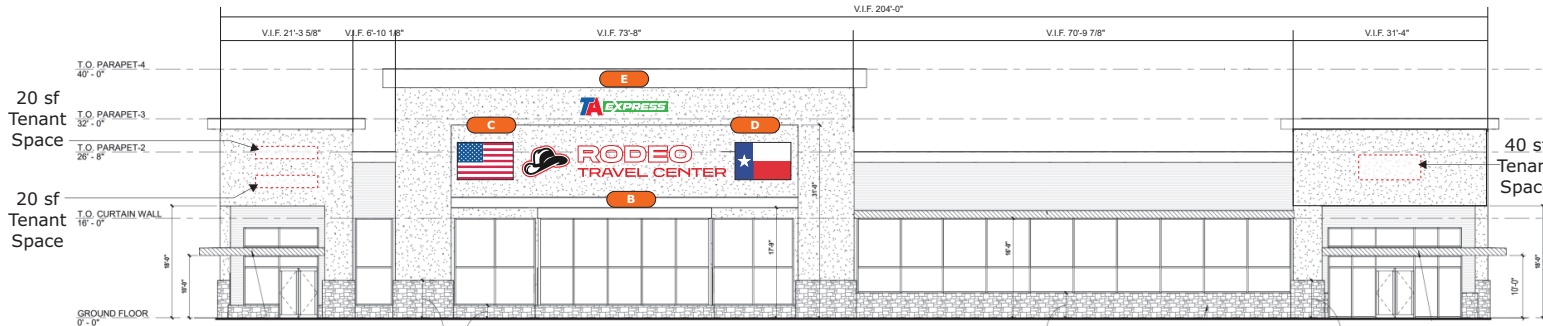
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- R7 9/17/24: task 798954



REAR ELEVATION
 Scale 1"=20"



FRONT ELEVATION
 Scale 1"=20"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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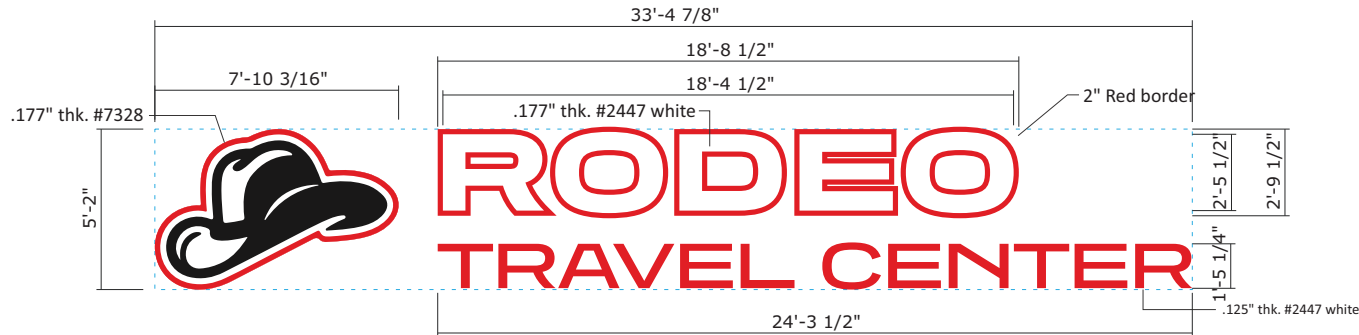
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B

FACE LIT CHANNEL LOGO AND LETTER SET

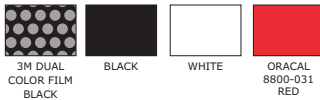
172.6 sf

QTY: (1)

Scale: 1/4" = 1'-0"

Scope of Work:

Fabricate and install new set of face lit channel letters.
 White acrylic faces as noted with graphics - Digitally printed graphic on logo, black dual color film on "RODEO" and Red translucent vinyl on "TRAVEL CENTER".
 1" Black trimcaps and returns.
 Internally illuminated with Pricnival Street Fighter Choice white LED.
 Direct mount on existing fascias.



NIGHT VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



RODEO TRAVEL CENTER

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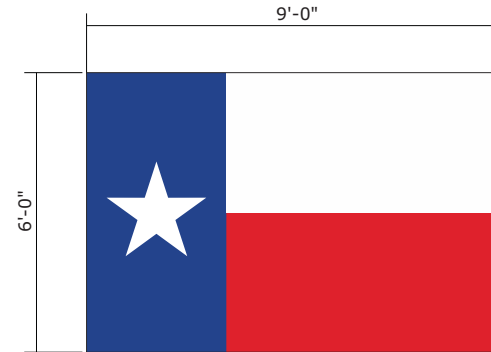
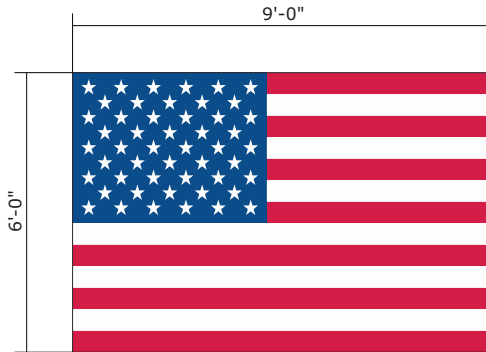
Job Name:



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 R6 9/16/24: task 798954
 R7 9/17/24: task 798954



C

SINGLE-SIDED CABINET SIGN

54 sf

QTY: (1)

Scale: 3/8" = 1'-0"

Scope of Work:

Fabricate and install one (1) new single-sided cabinet sign.
 White flex face with graphics.
 Excellart Flex Intergrated bleed body frame.
 Internally illuminated with Prncipal Street Fighter Choice white LED.
 Install on existing fascia.

D

SINGLE-SIDED CABINET SIGN

54 sf

QTY: (1)

Scale: 3/8" = 1'-0"

Scope of Work:

Fabricate and install one (1) new single-sided cabinet sign.
 White flex face with graphics.
 Excellart Flex Intergrated bleed body frame.
 Internally illuminated with Prncipal Street Fighter Choice white LED.
 Install on existing fascia.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



TDLR: 18010 • MET: E113766

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 San Antonio, TX 78219
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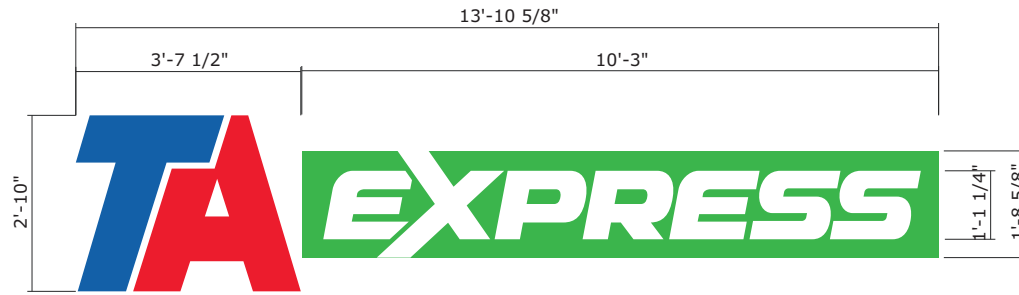
Houston
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Job Name:



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 R7 9/17/24: task 798954

E

F

CHANNEL LETTERS

39.3 sf

QTY: (2)

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

MFG AND INSTALL SET OF REVERSE LIT CHANNEL LETTERS "TA".

- WHITE LED MODULES.
- ALUM FACES & RETURNS.
- CLEAR BACKS

MFG AND INSTALL SET OF FRONT & REVERSE LIT CHANNEL LETTERS "EXPRESS".

- WHITE LED MODULES.
- ALUM FACE WITH ROUTED FACES AND BACKED WITH WHITE ACRYLIC.
- ALUM FACES & RETURNS.
- CLEAR BACKS

- AL MOUNTED 1 1/2" AWAY FROM WALL



TDLR: 18010 • MET: E113766

Corporate Office
 5003 Stout Drive
 San Antonio, TX 78219
 (210) 341-7244

Dallas
 2703 Mockingbird Lane
 Dallas, TX 75235
 (972) 870-1594

Houston
 7630 Hansen Road
 Houston, TX 77061
 (713) 943-1831

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 11209 Conroy Ln.
 Austin, TX 78652
 (512) 374-9300

Tyler
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NIGHT VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



G CHANNEL LETTERS **43.7 sf**
 QTY: (1) Scale: 1/4" = 1'-0"

- SCOPE OF WORK:**
 MFG AND INSTALL SET OF ILLUMINATED CHANNEL LETTERS.
- WHITE LED MODULES.
 - 7328 WHITE ACRYLIC.
 - 5" RETURNS, 1" TRIM CAP (COLORS TBD)
 - FLUSH MOUNTED

CUSTOMER APPROVAL
 APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Proj. Mngr.: Debbie Mosley
 Date: 5/31/2024
 Designer: Andrew Sifuentes
 File Name: 81347 R7 Rodeo High Rise
 Proposal #: 81347
 Job #:

Revisions (M/D/Y)-(initials): desc.
 R1 8/8/24: task 794349
 R3 9/6/24: task 797742
 R4 9/9/24: task 798117
 R5 9/16/24: task 798845
 R6 9/16/24: task 798954
 R7 9/17/24: task 798954



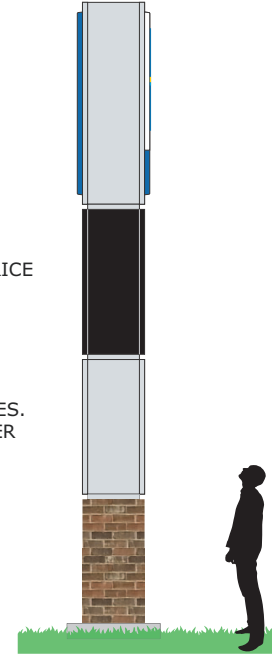
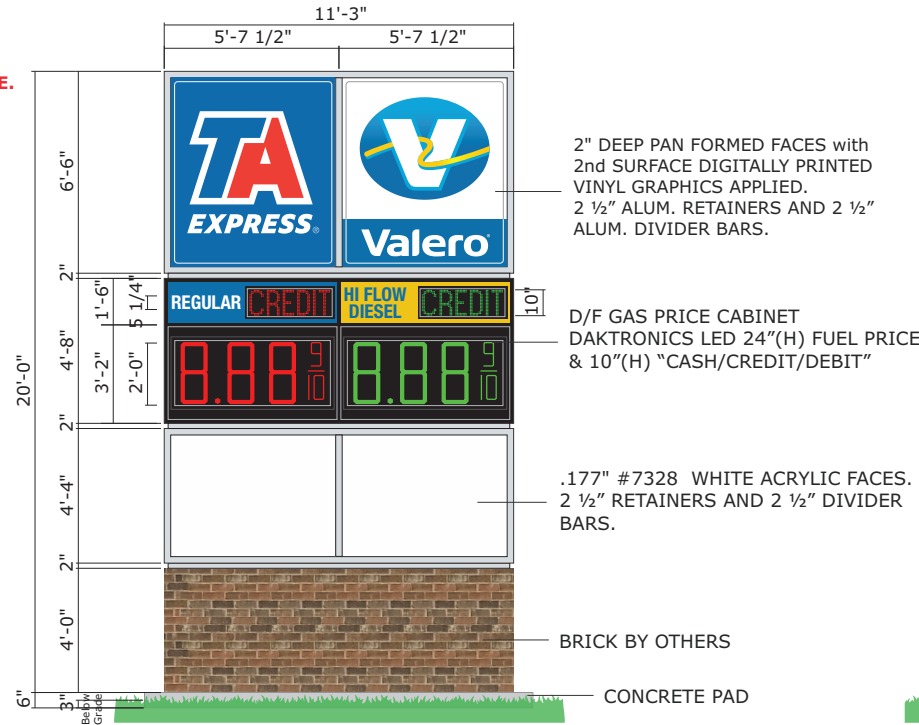
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*TA ON STREET SIDE.

← STREET SIDE



Job Name:

RODEO TRAVEL CENTER

Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Prj. Mngr.: Debbie Mosley
 Date: 5/31/2024
 Designer: Andrew Sifuentes
 File Name: 81347 R7 Rodeo High Rise
 Proposal #: 81347
 Job #:

Revisions (M/D/Y)-(initials): desc.

R1 8/8/24: task 794349
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 R4 9/9/24: task 798117
 R5 9/16/24: task 798845
 R6 9/16/24: task 798954
 R7 9/17/24: task 798954

H D/F MONUMENT 225 sf
 REQ'D: 1 Scale: 1/4" = 1'-0"

SCOPE OF WORK:
 FAB & INSTALL ONE (1) NEW D/F MONUMENT. FILLERS and RETAINERS PAINTED TO MATCH VALERO "THUNDER CLOUD" GRAY.
 CABINETS ILLUMINATED with WHITE LEDs.
 BRICK BASE by OTHERS.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

TDLR: 18010 • MET: E113766

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10 of 10

From: [Naeem Mahesania](#)
To: [Tina Moore](#)
Cc: [nasruddin mahesania](#); [Carter Thurmond](#); [Alif Mahesania](#); [Alim Mahesania](#); [Madison Neill](#)
Subject: RE: Zoning Change Application: 8101 S IH-35 SVC Rd., Belton, TX
Date: Monday, September 23, 2024 4:31:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

This Message Is From an External Sender

This message is from an EXTERNAL email source. DO NOT open attachments or click links from unknown senders or unexpected email. Contact Belton IT support for assistance if necessary.

[Report Suspicious](#)

Hi Tina,

The main reason is the elevation change from the highway to our site, the highway is sitting up higher than our site. The second thing is that because of the TxDot right of way being so wide, our property line is offset from the frontage quite a bit so the allowed 20' monuments would be hardly visible. Here are some photos attached. Image 3990 is approaching the exit from the frontage road; you can see the site is barely visible as is because of the neighboring property tree line. Image 3991 is right at the exit ramp approaching the site, and because of how far back the property line is it's still going to be hard to see the monuments due to neighboring shrubs and elevation offset. These images are just from the frontage but as you can imagine it would be worse from the highway so if you can't see a monument before the exit, then travelers would never exit in time to go to the location which is why we request the pole sign, so the signage and can be spotted well before the exit and prompt travelers to exit. If you couple these images with the master sign plan I sent last week you'll get a proper idea of how far back our monuments and potential pole signs are set back because of how much ROW TxDot has. The measurement I'm getting from Google maps shows that our property line is set back 40' from the frontage, plus 5' for the monument setback requirement already pushes us to 45' from the frontage. Pole sign would be around 60' from the frontage.

Please let me know if you need me to type this on an official letterhead.

Thanks,

Naeem

Naeem Mahesania
Partner

c: 512.736.8283

Zoning Case # Z-24-26 Zoning

ZONING CHANGE:

CH
 to
 PD - CH

LEGAL DESCRIPTION:

S IH 35 ADDITION, BLOCK 001,
 LOT 0001, ACRES 12.620











PROPERTY OWNER:

BELTON PARTNERS, LLC

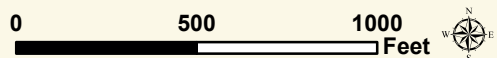
ADDRESS/LOCATION:

8101 S IH 35 SVC RD

Legend

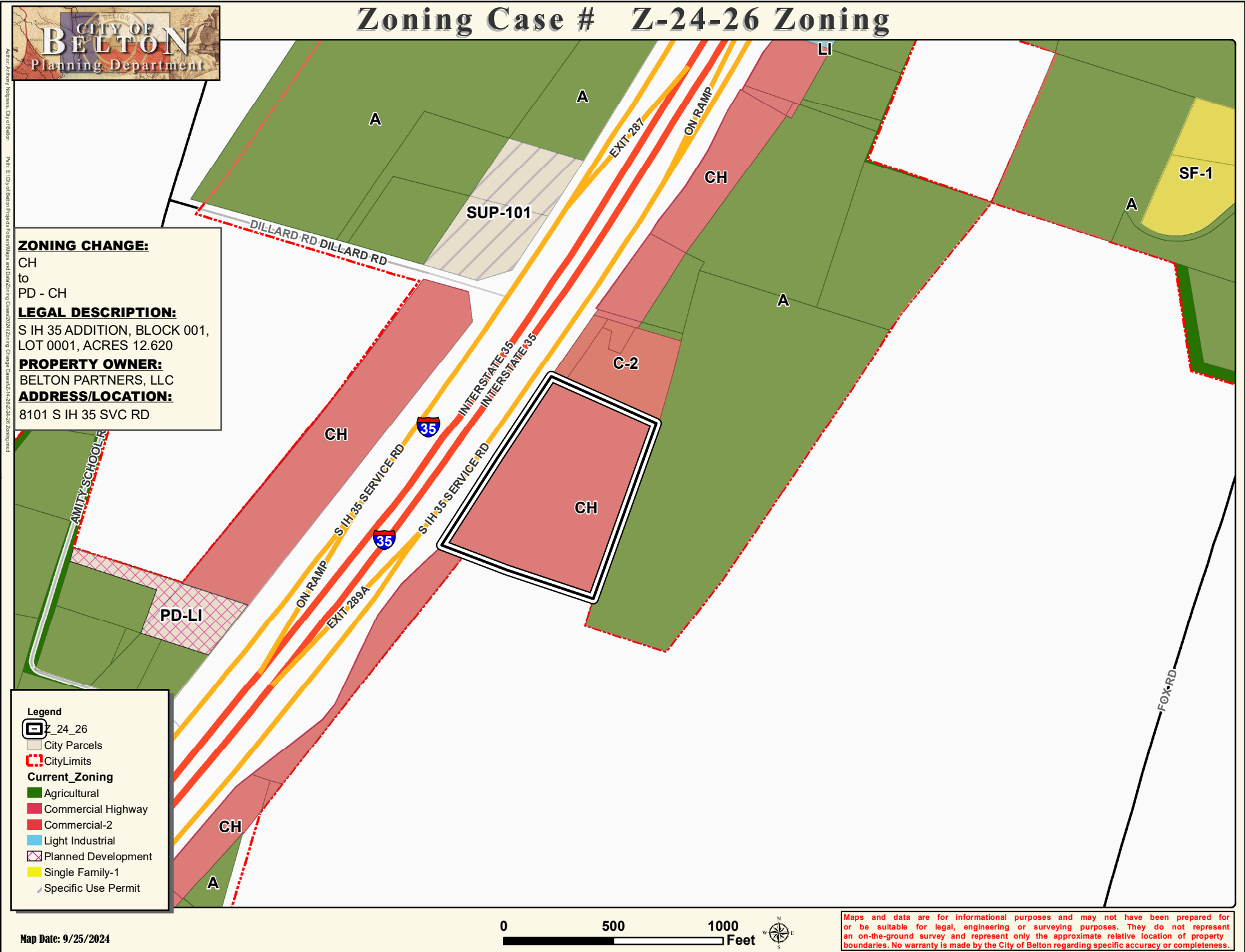
-  Z_24_26
-  City Parcels
-  City Limits
- Current_Zoning**
-  Agricultural
-  Commercial Highway
-  Commercial-2
-  Light Industrial
-  Planned Development
-  Single Family-1
-  Specific Use Permit

Map Date: 9/25/2024

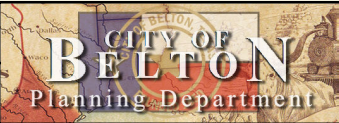


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Author: Anthony Hopkins, City of Belton
 Date: E:\City of Belton Projects\2024\Zoning Change\2024\Zoning Change Case#Z-24-26\2024 Zoning.mxd



Zoning Case # Z-24-26_Aerial



Author: Anthony Williams, City of Belton
Plan: E:\City of Belton Proj\GIS\Development and Outgrowth\Zoning Change\Cases\Z-24-26_Aerial.mxd

ZONING CHANGE:

CH
to
PD - CH

LEGAL DESCRIPTION:

S IH 35 ADDITION, BLOCK 001,
LOT 0001, ACRES 12.620

PROPERTY OWNER:

BELTON PARTNERS, LLC

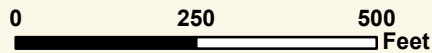
ADDRESS/LOCATION:

8101 S IH 35 SVC RD

LEGEND

Z_24_26

Map Date: 9/25/2024



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**NOTICE OF APPLICATION FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: NAEEM MAHESANIA ON BEHALF OF BELTON PARTNERS, LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 8101 S IH 35 SVC RD _____,
FROM A(N) COMMERCIAL HIGHWAY _____ ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT COMMERCIAL HIGHWAY WITH A SPECIFIC USE PERMIT _____ ZONING DISTRICT,
TO ALLOW FOR: A 40' POLE SIGN WITH DIGITAL MESSAGING, A 20' FOOT MONUMENT SIGN, AND WALL SIGN.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 15, 2024,** AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 22, 2024,** AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 15, 2024.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____

2. _____

3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

ZONING CHANGE:
 CH
 to
 PD - CH

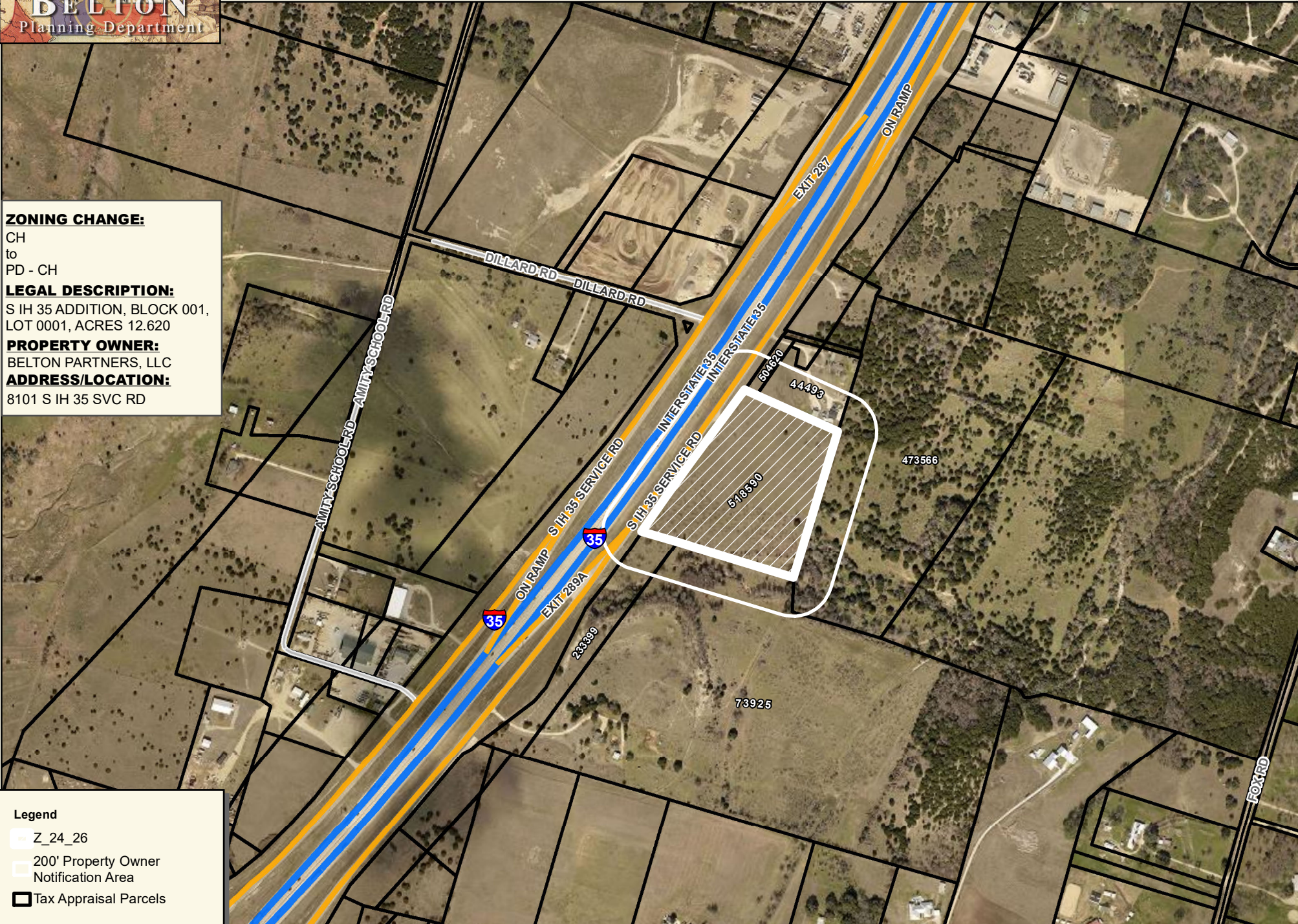
LEGAL DESCRIPTION:
 S IH 35 ADDITION, BLOCK 001,
 LOT 0001, ACRES 12.620

PROPERTY OWNER:
 BELTON PARTNERS, LLC

ADDRESS/LOCATION:
 8101 S IH 35 SVC RD

Legend

- Z_24_26
- 200' Property Owner Notification Area
- Tax Appraisal Parcels



Author: Anthony Robinson, City of Belton
 Date: E:\City of Belton\Projects\2024\Zoning Change\24-26\Zoning Change Case\Z-24-26.mxd

44493

COCHRAN, DENNIS WAYNE JR

7879 INTERSTATE 35

BELTON, TX 76513

73925, 233399

EMRON FAMILY HOLDINGS LLC

711 LAVON LN

TEMPLE, TX 76502

504620, 518590

BELTON PARTNERS LLC

24026 SEVEN WINDS

SAN ANTONIO, TX 78528

473566

TUCKER, EUGENE C ETUX BRENDA G

8051 FOX RD

BELTON, TX 76513

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

7. Z-24-26 – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development - Commercial Highway with a Specific Use Permit for a Master Sign Plan (PD CH w/SUP for Master Sign Plan) on approximately 12.6 acres located at 8101 South IH-35 Service Road. (Audio 26:14)

Senior Planner Ms. Moore presented the staff report.

Chair Jarratt opened the public hearing.

With no further public input, the public hearing was closed.

Commission Member Locklin made a motion to approve Z-24-26 as presented. Vice Chair Fischer seconded the motion. The motion passed with ayes 5 and 0 nay.

ORDINANCE NO. 2024-49

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY TO PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY WITH A SPECIFIC USE PERMIT FOR A MASTER SIGN PLAN ON APPROXIMATELY 12.6 ACRES LOCATED AT 8101 S. IH-35 SERVICE ROAD.

WHEREAS, Naeem Mahesania, in agreement with Belton Partners, LLC, has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of October 2024, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 12.6 acres
located at 8101 S IH-35 Service Road
(location map attached as Exhibit “A”)

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time, and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of October 2024, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Commercial Highway to Planned Development – Commercial Highway w/ a Specific Use Permit for a Master Sign Plan, in accordance with Sections 23, 32, 33, and 38 and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The development must conform to all applicable standards of the Commercial Highway Zoning District and the provisions of the Specific Use Permit.
2. A 40' tall sign height is permitted with an electronic changeable copy sign (49.8 SF) meeting the requirements of Section 38.15, *Sign Lighting Standards*, is permitted.
3. Wall signage of 334.9 SF is permitted based on the proposed master sign plan (Exhibit B).

4. All permits must be applied for and approved before the construction of the proposed sign.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 22nd day of October 2024, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22nd day of October 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-24-26_Location



EXHIBIT "A"

ZONING CHANGE:
CH
to
PD - CH

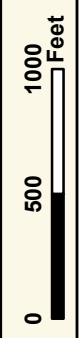
LEGAL DESCRIPTION:
S IH 35 ADDITION, BLOCK 001,
LOT 0001, ACRES 12.620

PROPERTY OWNER:
BELTON PARTNERS, LLC

ADDRESS/LOCATION:
8101 S IH 35 SVC RD

LEGEND
Z_24_26

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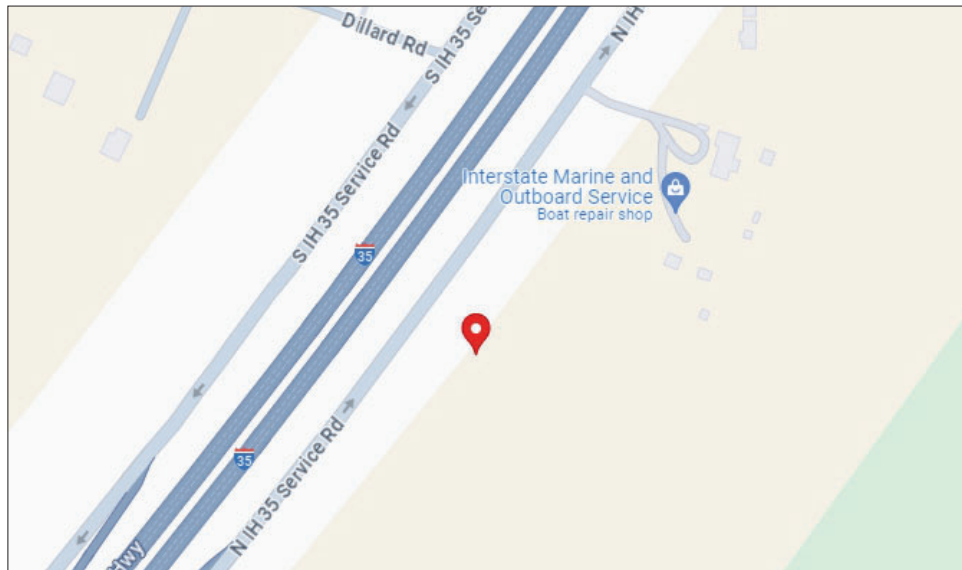


Map Date: 9/25/2024

EXHIBIT "B"

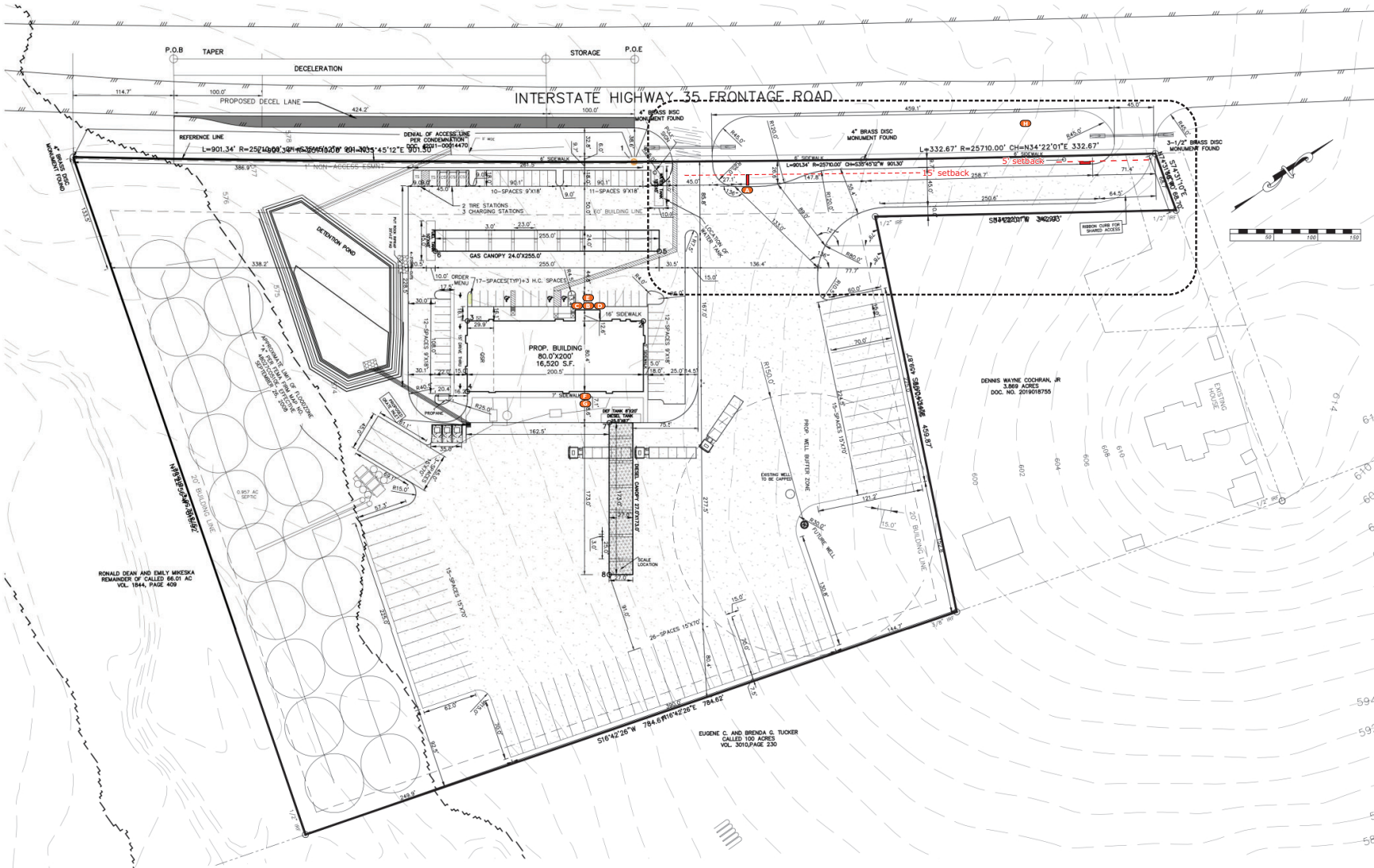


RODEO TRAVEL CENTER Sign Package



8101 S IH 35 SVS Rd, Belton, TX 76513





Job Name:



RODEO TRAVEL CENTER

Proposal Drawing
 Final Drawing

Client: Pleasanton Bus, LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Prj. Mngr.: Debbie Mosley
 Date: 5/31/2024
 Designer: Andrew Sifuentes
 File Name: 81347 R7 Rodeo High Rise
 Proposal #: 81347
 Job #:

Revisions (M/D/Y)-(initials): desc.
 R1 8/8/24: task 794349
 R3 9/6/24: task 797742
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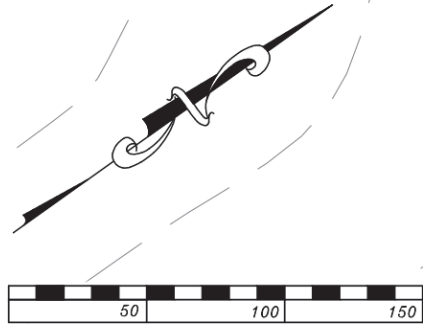
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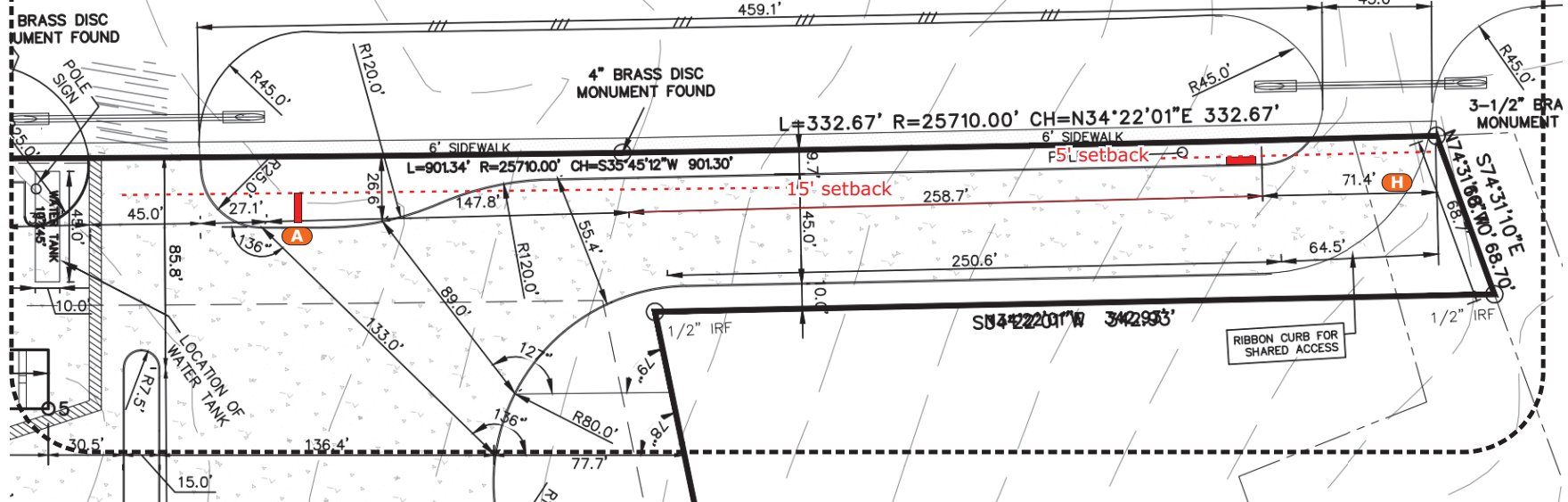
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CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



WAY 35 FRONTAGE ROAD



CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



RODEO
TRAVEL CENTER

Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
Sales: Carter Thurmond
Prj. Mngr.: Debbie Mosley
Date: 5/31/2024
Designer: Andrew Sifuentes
File Name: 81347 R7 Rodeo High Rise
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Job Name:



RODEO TRAVEL CENTER

Proposal Drawing
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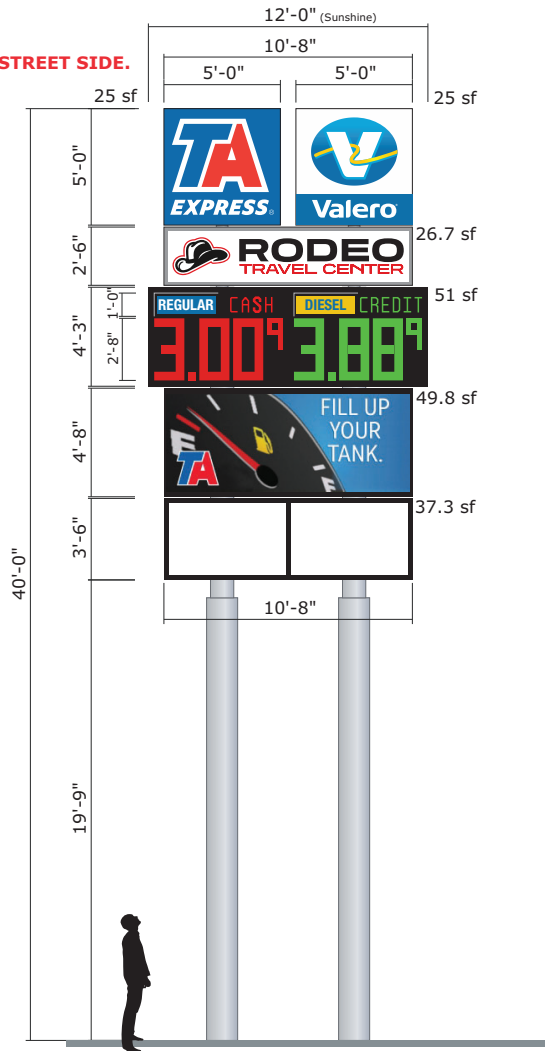
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*TA ON STREET SIDE.



A

HIGH RISE

QTY: ONE (1)

214.8 sf

Scale: 3/16" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL NEW 40FT OVERALL HIGH DOUBLE SIDED HIGH RISE SIGN.

- LED ILLUMINATED
- EXTERIOR ALUMINUM CABINETS AND ALUMINUM RETAINERS.
- TA EXPRESS CABINET
- VALERO CABINET
- RODEO CABINET
- SUNSHINAE PRICE UNITS. 32IN DIGITS. 8IN TOGGLES. REGULAR & DIESEL PRODUCT CABINETS.
- 15.89MM DAKTRONICS RGB FULL COLOR MESSAGE UNIT.
- NEW (2) TENANT D/F FACE CABINET. LED ILLUMINATED. SHOWN W/ BLACK RETAINERS & DIVIDER
- NEW STEEL POLES
- DIRECT BURIAL.

FOOTING DETAIL SCALE: N.T.S.

IMPORTANT DISCLAIMER: Site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the City, County or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, ROW Transmission lines, State Department of Transportation ROW and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:

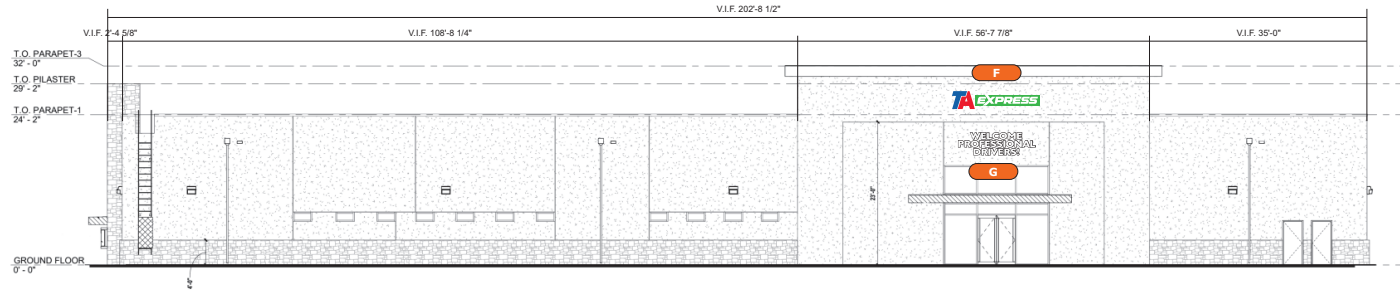


Proposal Drawing
 Final Drawing

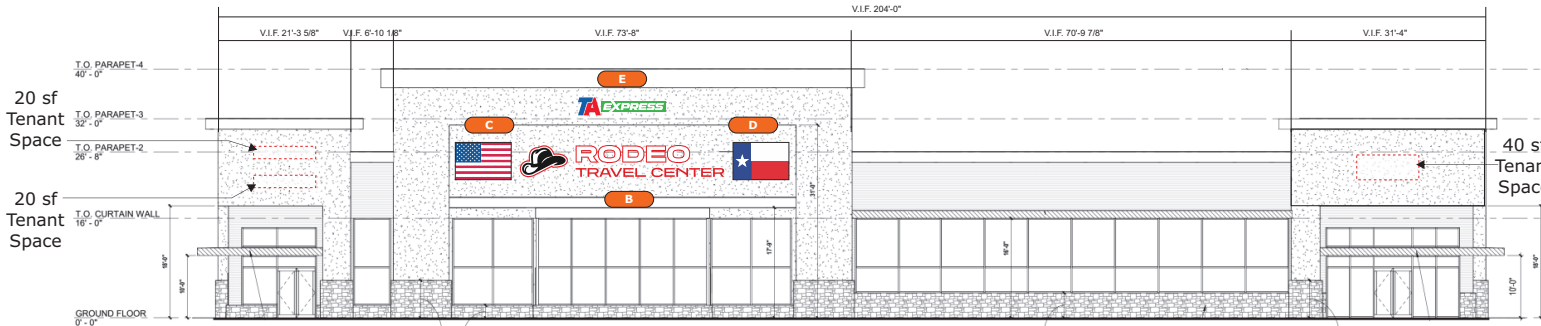
Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS
 Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Prj. Mngr.: Debbie Mosley
 Date: 5/31/2024
 Designer: Andrew Sifuentes
 File Name: 81347 R7 Rodeo
 High Rise
 Proposal #: 81347
 Job #:

Revisions (M/D/Y)-(initials): desc.

- R1 8/8/24: task 794349
- R3 9/6/24: task 797742
- R4 9/9/24: task 798117
- R5 9/16/24: task 798845
- R6 9/16/24: task 798954
- R7 9/17/24: task 798954



REAR ELEVATION
 Scale 1"=20'



FRONT ELEVATION
 Scale 1"=20'

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



TDLR: 18010 • MET: E113766

Corporate Office
 5003 Stout Drive
 San Antonio, TX 78219
 (210) 341-7244

Dallas
 2703 Mockingbird Lane
 Dallas, TX 75235
 (972) 870-1594

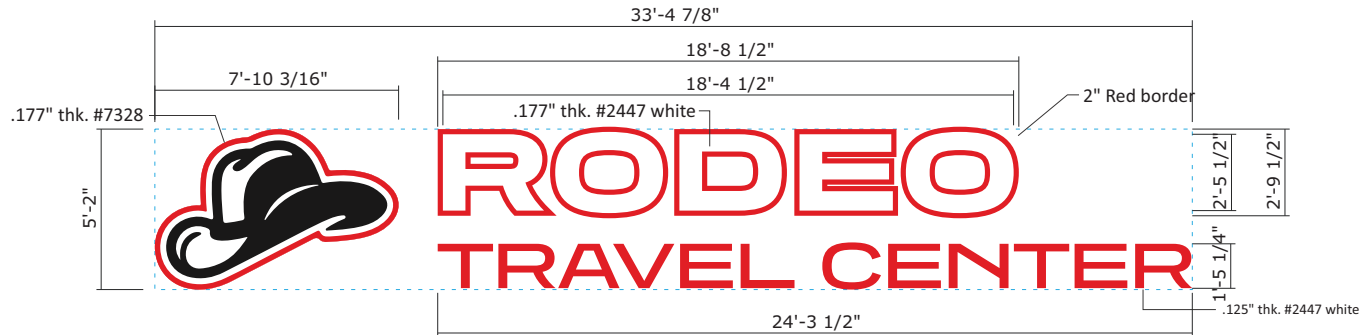
Houston
 7630 Hansen Road
 Houston, TX 77061
 (713) 943-1831

Austin
 11209 Conroy Ln.
 Austin, TX 78652
 (512) 374-9300

Tyler
 2971 Eliton Trail
 Tyler, TX 75703
 (903) 561-4995



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B

FACE LIT CHANNEL LOGO AND LETTER SET

172.6 sf

QTY: (1)

Scale: 1/4" = 1'-0"

Scope of Work:

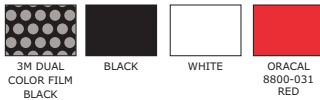
Fabricate and install new set of face lit channel letters.

White acrylic faces as noted with graphics - Digitally printed graphic on logo, black dual color film on "RODEO" and Red translucent vinyl on "TRAVEL CENTER".

1" Black trimcaps and returns.

Internally illuminated with Pricnipal Street Fighter Choice white LED.

Direct mount on existing fascias.



NIGHT VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



RODEO TRAVEL CENTER

Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Prj. Mngr.: Debbie Mosley
 Date: 5/31/2024
 Designer: Andrew Sifuentes
 File Name: 81347 R7 Rodeo High Rise
 Proposal #: 81347
 Job #:

Revisions (M/D/Y)-(initials): desc.

- R1 8/8/24: task 794349
- R3 9/6/24: task 797742
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- R7 9/17/24: task 798954



TDLR: 18010 • MET: E113766

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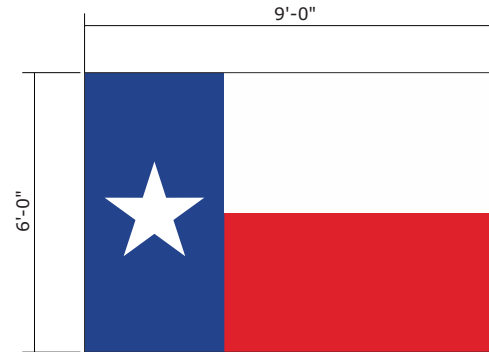
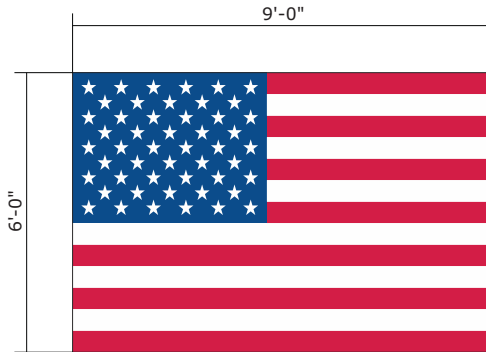
Job Name:



Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
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 Date: 5/31/2024
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 R6 9/16/24: task 798954
 R7 9/17/24: task 798954



C

SINGLE-SIDED CABINET SIGN

54 sf

QTY: (1)

Scale: 3/8" = 1'-0"

Scope of Work:

Fabricate and install one (1) new single-sided cabinet sign.
 White flex face with graphics.
 Excellart Flex Intergrated bleed body frame.
 Internally illuminated with Prncipal Street Fighter Choice white LED.
 Install on existing fascia.

D

SINGLE-SIDED CABINET SIGN

54 sf

QTY: (1)

Scale: 3/8" = 1'-0"

Scope of Work:

Fabricate and install one (1) new single-sided cabinet sign.
 White flex face with graphics.
 Excellart Flex Intergrated bleed body frame.
 Internally illuminated with Prncipal Street Fighter Choice white LED.
 Install on existing fascia.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



TDLR: 18010 • MET: E113766

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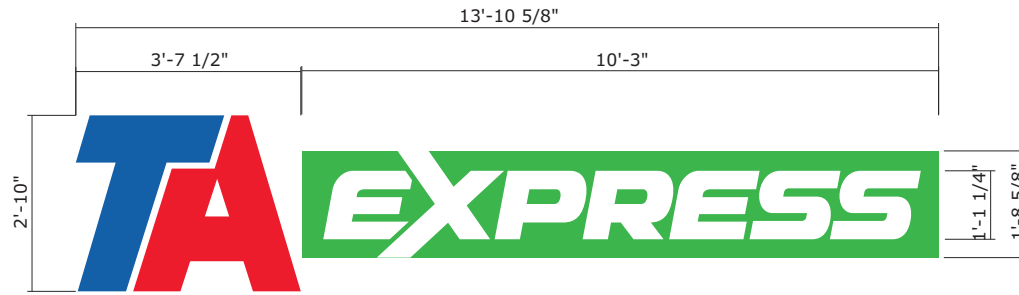
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Job Name:



Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
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- R7 9/17/24: task 798954

E **F** **CHANNEL LETTERS** **39.3 sf**
QTY: (2) **Scale: 1/2" = 1'-0"**

SCOPE OF WORK:

MFG AND INSTALL SET OF REVERSE LIT CHANNEL LETTERS "TA".

- WHITE LED MODULES.
- ALUM FACES & RETURNS.
- CLEAR BACKS

MFG AND INSTALL SET OF FRONT & REVERSE LIT CHANNEL LETTERS "EXPRESS".

- WHITE LED MODULES.
- ALUM FACE WITH ROUTED FACES AND BACKED WITH WHITE ACRYLIC.
- ALUM FACES & RETURNS.
- CLEAR BACKS

- AL MOUNTED 1 1/2" AWAY FROM WALL



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NIGHT VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



G CHANNEL LETTERS **43.7 sf**
 QTY: (1) Scale: 1/4" = 1'-0"

- SCOPE OF WORK:**
 MFG AND INSTALL SET OF ILLUMINATED CHANNEL LETTERS.
- WHITE LED MODULES.
 - 7328 WHITE ACRYLIC.
 - 5" RETURNS, 1" TRIM CAP (COLORS TBD)
 - FLUSH MOUNTED

CUSTOMER APPROVAL
 APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



Proposal Drawing
 Final Drawing

Client: Pleasanton Bus. LLC
 Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
 Sales: Carter Thurmond
 Proj. Mngr.: Debbie Mosley
 Date: 5/31/2024
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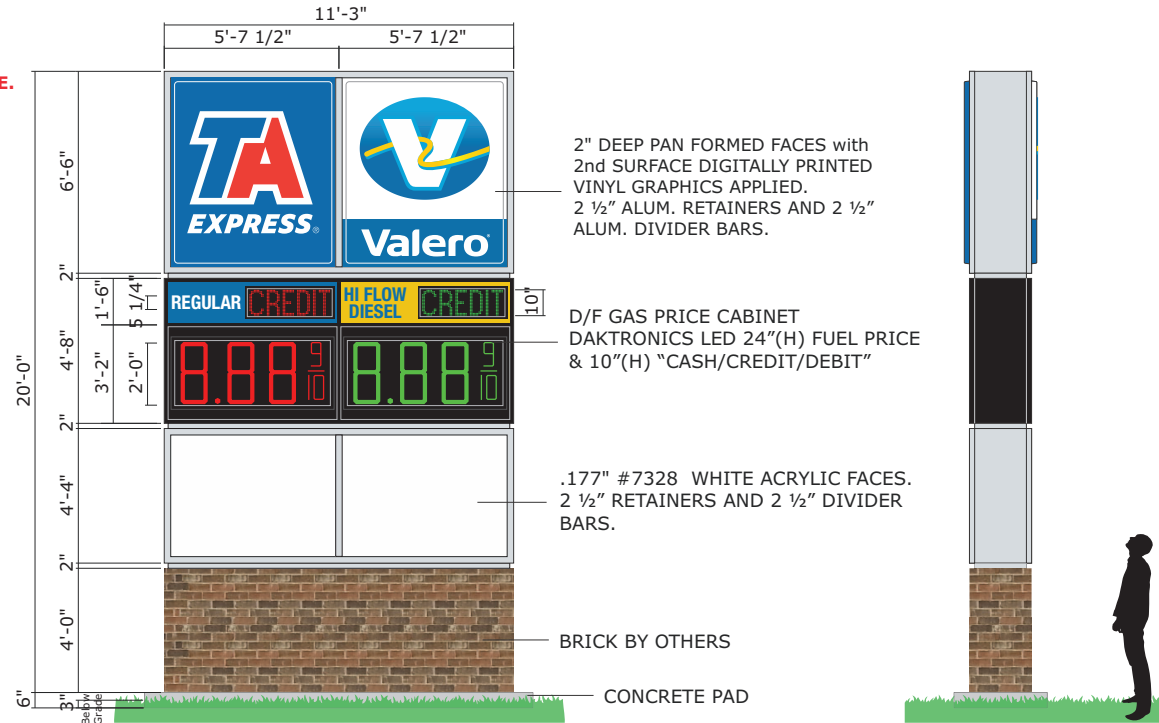
TDLR: 18010 • MET: E113766
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*TA ON STREET SIDE.

← STREET SIDE



Job Name:



■ Proposal Drawing
□ Final Drawing

Client: Pleasanton Bus. LLC
Location: 8101 S IH 35 SVS Rd, Belton, TX 76513
Sales: Carter Thurmond
Prj. Mngr.: Debbie Mosley
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- R7 9/17/24: task 798954

H

D/F MONUMENT

REQ'D: 1

225 sf

Scale: 1/4" = 1'-0"

SCOPE OF WORK:
FAB & INSTALL ONE (1) NEW D/F MONUMENT. FILLERS and RETAINERS PAINTED TO MATCH VALERO "THUNDER CLOUD" GRAY.
CABINETS ILLUMINATED with WHITE LEDs.
BRICK BASE by OTHERS.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



TDLR: 18010 • MET: E113766

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Staff Report – City Council Agenda Item

Date: October 22, 2024
Zoning No.: Z-24-27
Request: SF-1 to NS
Applicant/Owners: Ralph and Shirley
Montgomery

Agenda Item #15

Z-24-27 – Hold a public hearing and consider a zoning change from Single Family-1 to Neighborhood Services on approximately 0.93 acres located at 206 Lake Road.

- **Address:** 206 Lake Road
- **Legal Description:** A0071BC JAMES BENNETT, PT 406' NWC OF OB 216, ACRES 0.93 (Property ID: 75550)
- **Acres:** 0.93 acres
- **Current Zoning:** SF-1 **Current Use:** Single Family Home
- **Proposed Zoning:** NS **Proposed Use:** To Be Determined
- **Future Land Use Map (FLUM) Designation:** Residential, adjacent to Lifestyle Center
- **Design Standards Type Area:** Type Area 5 – primarily retail, commercial, and mixed uses with higher development standards applied.
- **Background:**
The property owner intends to sell this property. Interested parties have expressed a desire to use the property as a professional office. The owner is requesting a zoning change to allow for professional offices which is compatible with the surrounding uses on Lake Road.

Project Analysis:

Direction	Zoning	Use
North	MF	MF Housing
South	NS	Law Office
West	PD-Office + NS	Pharmacy / Medical Office
East	SF	Detached Family Home

- **Water:** Belton CCN. Available at the site.
- **Sewer:** Belton CCN. Available at the site.

- This property is amidst a transitional area along FM 439 where residential properties are converting to offices and retail uses.

- Uses permitted in the Neighborhood Service (NS) District include bakery, banks, barber and beauty shops, churches, pharmacies, professional offices, and personal services shops.

Recommendation: The requested zoning appears reasonable and compatible with surrounding uses.

At their meeting on October 15, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change from AG to PD-C-2, subject to the following:

1. The development must conform to all applicable standards of the Neighborhood Services Zoning District.

2. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required for future construction.

3. Civil site plan and building plans in compliance with adopted standards are required.

Attachments

Application
Property Location Map
Zoning map
Aerial photo
Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')
P&Z Minutes Excerpt
Ordinance

C-24-27



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: Ralph & Shirley Montgomery	
EMAIL: n/a	PHONE NUMBER: 254.931.4580
MAILING ADDRESS: 500 River Fair Blvd, #214, Belton, TX 76513	
PROPERTY OWNER NAME: <i>Same</i>	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): TBD
Current Use: Single Family
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 206 Lake Road, Belton, TX 76513
Legal Description of Property: Abstract Survey <u>A0071BC JAMES BENNETT, PT 406' NWC OF OB 216, ACRES .93</u> Parcel ID <u>75550</u> Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: <u>Single Family-1</u> Proposed Zoning: <u>Neighborhood Services</u>

Signature of Applicant: *Ralph Montgomery* Date: 9/25/24

Signature of Owner (if not applicant): _____ Date: _____

City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Zoning Case # Z-24-27 Location

ZONING CHANGE:

SF-1
 to
 NS

LEGAL DESCRIPTION:

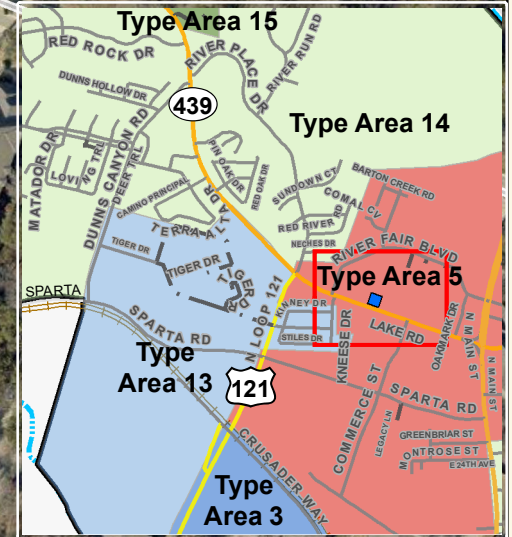
A0071BC JAMES BENNETT, PT 406'
 NWC OF OB 216, ACRES .93

PROPERTY OWNER:

RALPF & SHIRLEY MONTGOMERY

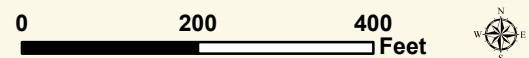
ADDRESS/LOCATION:

206 LAKE RD



LEGEND
 Z_24_27

Map Date: 9/26/2024



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Author: Anthony Robinson, City of Belton
 Plan: E:\City of Belton\Projects\Development and Planning\Zoning Change\2024\Zoning Change\2024\Zoning Case\Z-24-27\Z-24-27 Location.mxd

Zoning Case # Z-24-27 Zoning

Author: Anthony Robinson, City of Belton

Part: E:\City of Belton\Projects\Development and Data\Zoning Change\Cases\Z-24-27\Z-24-27 Zoning.mxd

ZONING CHANGE:

SF-1
 to
 NS

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT, PT 406'
 NWC OF OB 216, ACRES .93














PROPERTY OWNER:

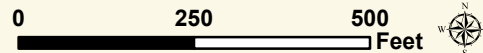
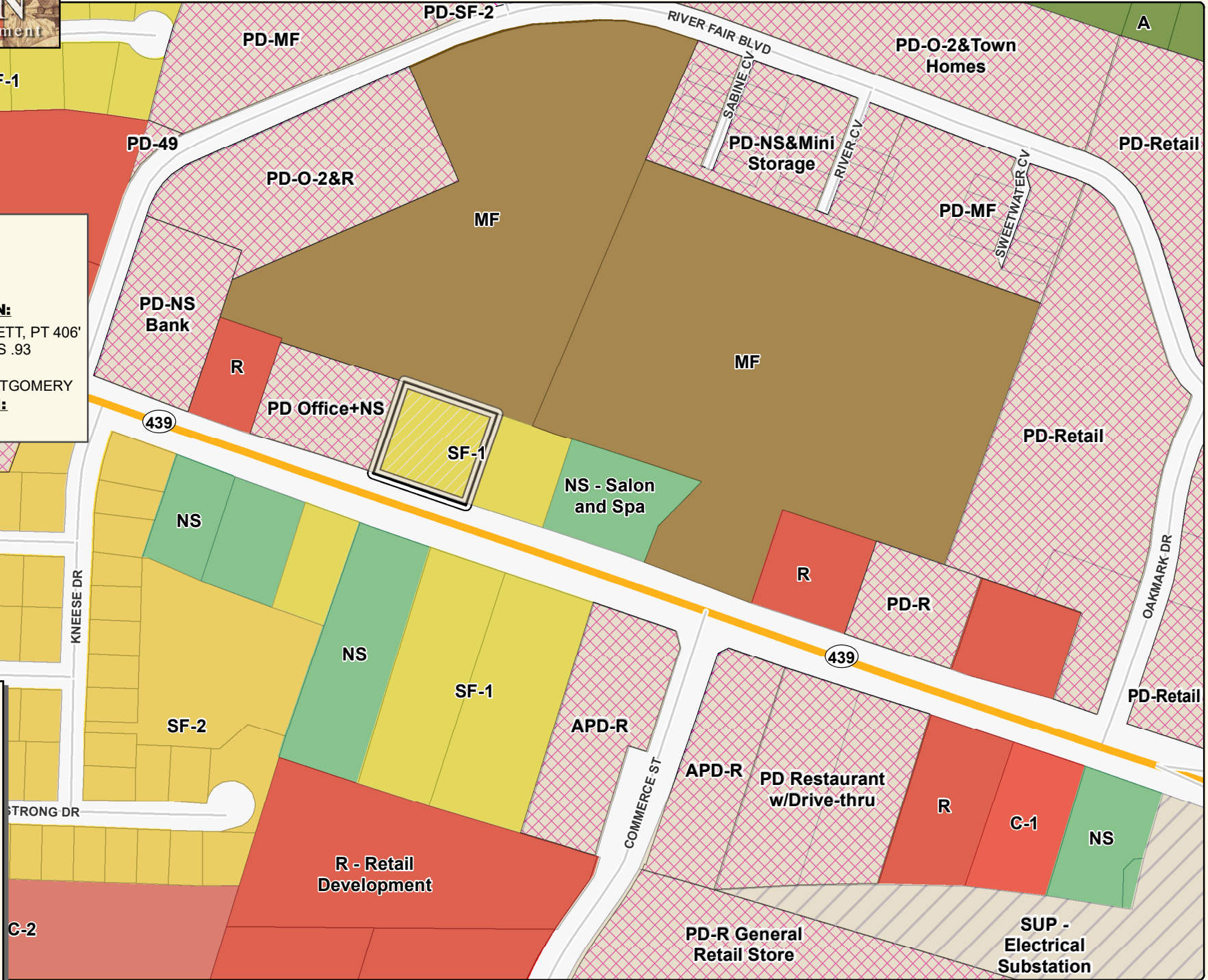
RALPF & SHIRLEY MONTGOMERY

ADDRESS/LOCATION:

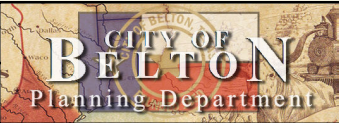
206 LAKE RD

Legend

-  City Parcels
-  City Limits
-  Z-24-27
- Current_Zoning**
-  Agricultural
-  Commercial-1
-  Commercial-2
-  Multi Family
-  Neighborhood Service
-  Planned Development
-  Retail
-  Single Family-1
-  Single Family-2
-  Specific Use Permit



Zoning Case # Z-24-27 Aerial



Author: Anthony Williams, City of Belton
Date: 9/26/2024
File: E:\City of Belton\Projects\Development and Outgassing\Zoning Change\Cases\Z-24-27\Z-24-27_Aerial.mxd

ZONING CHANGE:
SF-1
to
NS

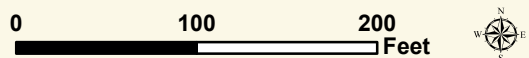
LEGAL DESCRIPTION:
A0071BC JAMES BENNETT, PT 406'
NWC OF OB 216, ACRES .93

PROPERTY OWNER:
RALPF & SHIRLEY MONTGOMERY

ADDRESS/LOCATION:
206 LAKE RD



LEGEND
Z_24_27



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Map Date: 9/26/2024

**NOTICE OF APPLICATION FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: RALPH AND SHIRLEY MONTGOMERY,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 206 LAKE ROAD,
FROM A(N) SINGLE FAMILY - 1 ZONING DISTRICT,
TO A(N) NEIGHBORHOOD SERVICES ZONING DISTRICT,
TO ALLOW FOR: FUTURE COMMERCIAL USES, ADJACENT TO RESIDENTIAL AREAS, SUCH AS PHARMACY, BAKERY, BANK,
SPECIALTY SHOP, ETC.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 15, 2024**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 22, 2024**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 15, 2024.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

Zoning Case # Z-24-27

ZONING CHANGE:

SF-1
 to
 NS

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT, PT 406'
 NWC OF OB 216, ACRES .93




PROPERTY OWNER:

RALPF & SHIRLEY MONTGOMERY

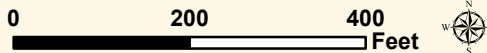
ADDRESS/LOCATION:

206 LAKE RD

Legend

-  Z_24_27
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

Map Date: 9/26/2024



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Author: Anthony Williams, City of Belton
 Date: E:\City of Belton\Projects\Development and Outgassing\Zoning Change\Cases\Z-24-27\Z-24-27.mxd

13094
EWAN, KEN & LALI
30313 SAINT ANDREWS DR
GEORGETOWN, TX 78628-1104

59027
PARKWAY INVESTMENT HOLDINGS LLC - SERIES 103
PO BOX 1775
BELTON, TX 76513

75550
MONTGOMERY, RALPH W
206 LAKE RD
BELTON, TX 76513-1512

186299
CHAPPELL HILL EQUITY IV LTD
PO BOX 1335
BELTON, TX 76513-5335

55305
JAROSEK, OTILLIE
4397 BLUE RIDGE RD
BELTON, TX 76513

73071
BARTEK, RUSSELL B ETUX
306 LAKE RD
BELTON, TX 76513-1514

77172
STINSON, THOMAS H & SHAE D
123 CHATTAMOOGA CT
BELTON, TX 76513

57062
JONES, LARRY D
201 LAKE RD
BELTON, TX 76513

73559
MICHALKA, LEO E ETUX MARILYN
204 LAKE RD
BELTON, TX 76513-1512

99824
CANYON CREEK CROSSING AT BELTON LLC
1023 CANYON CREEK DR STE 100
TEMPLE, TX 76502-3278

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

8. Z-24-27 – Hold a public hearing and consider a zoning change from Single-Family 1 to Neighborhood Services on approximately .93 acres located at 206 Lake Road. (Audio 34:54)

Senior Planner Ms. Moore presented the staff report.

Chair Jarratt opened the public hearing.

With no further public input, the public hearing was closed.

Commission Member Ruiz made a motion to approve Z-24-27 as presented. Commission Member Locklin seconded the motion. The motion passed with ayes 5 and 0 nay.

ORDINANCE NO. 2024-50

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING DESCRIBED DISTRICT FROM SINGLE FAMILY-1 to NEIGHBORHOOD SERVICES ON APPROXIMATELY 0.93 ACRES LOCATED AT 206 LAKE ROAD.

WHEREAS, Ralph and Shirley Montgomery have presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of October 2024, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 0.93 acres
located at 206 Lake Road
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time, and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of October 2024, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed Single Family-1 to Neighborhood Services in accordance with Section 20, and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The development must conform to all applicable standards of the Neighborhood Services Zoning District.
2. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required for future construction.
3. Civil site plan and building plans in compliance with adopted standards are required.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 22nd day of October 2024, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22nd day of October 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-24-27 Location



ZONING CHANGE:
SF-1
to
NS

LEGAL DESCRIPTION:
A0071 BC JAMES BENNETT, PT 406'
NWC OF OB 216, ACRES .93

PROPERTY OWNER:
RALPF & SHIRLEY MONTGOMERY

ADDRESS/LOCATION:
206 LAKE RD

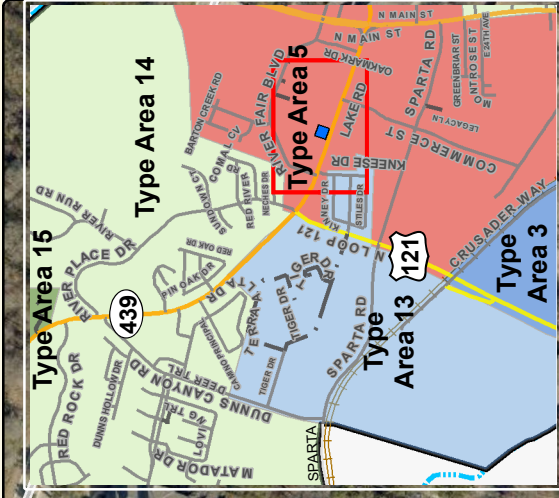


EXHIBIT "A"

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



LEGEND
Z_24_27

Map Date: 9/26/2024



Staff Report – City Council Agenda Item

Date: October 22, 2024
Case No.: P-24-14
Request: Final Plat
Applicant: DB Land Consulting
Owner/Developer: KIAS Ventures, LLC

Agenda Item #16

P-24-14 – Consider a final plat for Fairway Drive Commercial Plat, comprising 2.94 acres, located at 1115 Fairway Drive at the northwest corner of E. Avenue M and Fairway Drive.

Case Summary

This final plat proposes a one-block, single lot development for a 32-unit duplex complex. The property is zoned Multi-Family which aligns with its intended use.

Project Analysis and Discussion

- **Zoning:** The proposed lot and site plan meet the area and setback requirements for a Multi-Family (MF) District.
- **Water:** The project is within the Belton CCN service area, with a 12” water line available, sufficient for fire protection needs.
- **Sewer:** Sewer service is within Belton’s CCN. The applicant plans to connect to an existing wastewater line on Carla Kay Drive, which will require an off-site extension that crosses Carla Kay Park and the Ray Street right-of-way.
- **Access:** The development will have two access points, one on E. Avenue M and the other on Fairway Drive, ensuring proper circulation and fire access. Parking will not be allowed on the private interior roads to ensure emergency access.
- **Streets and Sidewalks:** No perimeter street improvements are required, but a 5-foot sidewalk is planned along E. Avenue M and Fairway Drive due to the proximity to a public school. Both E. Avenue M and Fairway Drive are classified as local streets with 50’ of right of way.
- **Parkland Dedication:** Instead of providing parkland or paying a fee, the applicant will collaborate with the Parks and Recreation Department to supply playground equipment for Carla Kay Playground. This contribution will satisfy the parkland dedication requirements (minimum fee of \$6,400) and address the encroachment on public land for the sewer extension.

Recommendation: At their meeting on October 15, the Planning and Zoning Commission unanimously recommend approval of the final plat of Fairway Drive Commercial Plat, subject to the Staff comment letter dated 10-10-2024.

Attachments

Final Plat Application

Final Plat

Staff Comments

P&Z Minutes Excerpt



City of Belton
Request for Subdivision Plat
to the Planning and Zoning Commission and City Council

Application is hereby made to the City Council for the following:

- General Development Plan Review
 - Preliminary Subdivision Fees due \$ _____
 - Final Subdivision
 - Administrative Plat
 - Replat
- ETJ
 Inside Belton City Limits

Date Received: _____ Date Due: _____

(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: Diane Bernal / DB Land Consulting Phone: 512-215-1433

Address: 11917 Oak Knoll Dr., Ste. C, Austin, Texas 78759

Email: dianejbernal@gmail.com

Owner: Kumar Pichikala / KIAS Ventures LLC Phone 617-960-6778

Mailing Address: 2910 Stonecreek Drive Round Rock, Texas 78681

Email Address: kumar.pichikala@gmail.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: A0006BC M F CONNELL, ACRES 2.95

Acres: 2.94 Survey: MATILDA H CONNELL

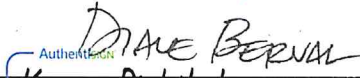
Abstract #: 6 Street Address: Shady Lane (E Avenue M)

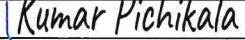
Frontage in Feet: 221.0 Depth in Feet: 401.38

Does Zoning comply with proposed use? Yes Current Zoning: MF

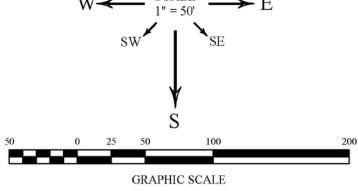
Name of proposed subdivision: FAIRWAY DRIVE COMMERCIAL PLAT

Number of Lots: 1 Fee: \$ _____

Signature of Applicant:  Date: 05/31/2024

Signature of Owner:  Date: 05/31/24

NOTE: Variances to code requirements may be considered by P&ZC and City Council.



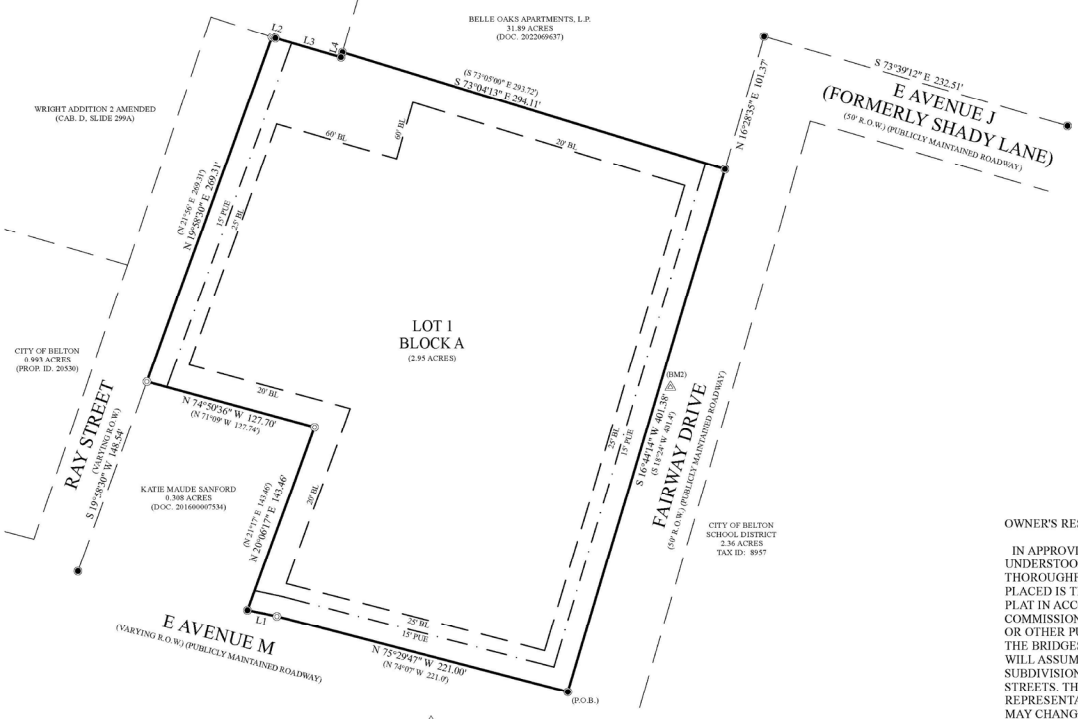
- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- △ TRIANGLE CUT IN CURB FOR TBM
- () RECORD INFORMATION
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY ESMT

ACREAGE: 2.94 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
SUBMITTAL DATE: 02/19/2024
DATE OF REVISION: 04/25/2024

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
 9020 ANDERSON MILL ROAD, AUSTIN, TEXAS
 78729 (512) 249-8149 REF# A0202824

ENGINEER: DODSON CIVIL GROUP
 TEXAS REGISTERED FIRM F-20870
 361 MIDDLE CREEK
 BUDA, TEXAS 78610
 (512) 748-3253

BEARING BASIS:
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS
 COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
 NAD83 HARN HORIZONTAL CONTROL.



LINE	BEARING	DISTANCE
L1	N 78°05'00" W	23.00'
(L1)	(N 78°42' W)	(22.2)
L2	S 73°48'16" E	2.60'
L3	S 73°48'16" E	50.18'
L4	N 16°11'44" E	3.77'

BENCHMARK (BM1)
 TRIANGLE CUT IN WALL
 ELEVATION = 698.29'
 NAVD 1988 DATUM

BENCHMARK (BM2)
 TRIANGLE CUT IN CURB
 ELEVATION = 698.89'
 NAVD 1988 DATUM

OWNER'S RESPONSIBILITIES:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH, THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

RECORDATION INFORMATION:

FILED FOR RECORD THIS THE _____ DAY OF _____, 20__ A.D.
 IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY,
 BELL COUNTY, TEXAS.

KIAS VENTURES, LLC., OWNER OF THE 2.94 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FAIRWAY DRIVE COMMERCIAL PLAT, A SUBDIVISION WITHIN, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUAFER REGULATIONS AND MUNICIPAL WATER SHED ORDINANCES.

BHAGAVATH KUMAR PICHIKALA
 KIAS VENTURES, LLC.
 2910 STONECREEK DRIVE
 ROUND ROCK, TEXAS 78681

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BHAGAVATH KUMAR PICHIKALA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

CHAIRMAN, PLANNING & ZONING COMMISSION DATE _____

"APPROVED FOR PREPARATION OF FINAL PLAT"

MAYOR, CITY COUNCIL DATE _____

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE NO CURRENT DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20__ A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE _____ ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20__ A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE _____ ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20__ A.D., BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR _____

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

CITY CLERK _____

THAT I, ANDREW DODSON, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT. I ALSO CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELTON, TEXAS.

THAT I, EDWARD RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELTON, TEXAS.

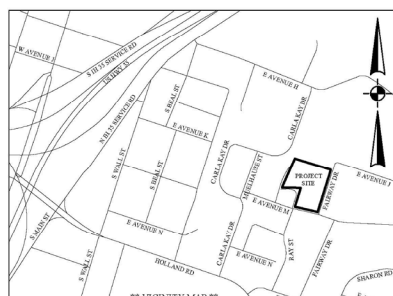
EDWARD C. RUMSEY R.P.L.S. # 5729
 REF# A0202824



02/16/2024
 DATE

ANDREW DODSON, PE #95647
 DODSON CIVIL GROUP - F20870

02/16/2024
 DATE





City of Belton

Planning Department

1st Review - 06-3-2024

2nd Review – 09-25-24

Project: Fairway Drive Commercial Plat

Applicant: DB Land Consulting/ KIAS Ventures, LLC.

Date Submitted: 06-3-2024

Location: ACRES LOCATION: 2.94 Acres, E. Ave M

*****Please comment back in red under the comments submitted on this sheet.*****

PLANNING:

1. Please fill in the subdivision name in all the signature blocks. Provide a wider width for filling in the month on the signature blocks.
2. On Sheet 4, please include the pavement width for Fairway Drive, E. Ave M and Ray Street per Subdivision Ordinance Section 302.05.2g; 502.A.3.a and b.
 - a. 2nd Review – Still not shown on the construction plan. Please call out page number.
3. Has the adjacent property owner, Katie Maude Sanford, been notified of the proposed driveway and shed removal? 2nd Review - No response provided.

PUBLIC WORKS/KPA:

1. Sheet 10 – What do the detention ponds drain to? Will the concentrated release at the outfalls have any detrimental effects to adjacent downstream property/ROW?
 - a. 2nd review - There is concern that the concentrated release will adversely affect the park to the west and possibly the street to the east. Please re-evaluate and either revise or provide street capacity calculations showing that no adverse effect will occur to the street. For the playground, a level spreader may be required to return the flow to sheet flow since there is no other means of conveyance. The response that ‘the concentrated release at the outfalls will not have any detrimental effects to adjacent downstream property/ROW is not acceptable without supporting calculations.
2. Please include drainage calculations (pre- and post-development conditions runoff, detention pond calculations (elevation, storage, outflow), etc. as required by the City’s Design Manual.
 - a. 2nd Review - *The drainage analysis is not valid inasmuch as it does not take into account Areas O1, O2, and O3 when considering post project flows. Please revise. This comment is still not addressed. Drainage areas O1, O2, and O3 can not be ignored when calculating effects of this development when they were included in the pre-project calculations.*
3. Per email from Public Works Interim Director 6-24-24: During one of the meetings with the developer, it was brought up about the waterline being able to be public through an easement which would allow the developer to not have to use a master meter or have dozens of individual meters along the perimeter of the subdivision. After further consideration,

Public Works prefers to move forward with the proposal of a master meter for this development which would keep the internal portion of the development completely private.

- a. 2nd review - A meter and backflow preventer need to be added to the connection off of Fairway Drive.

BUILDING OFFICIAL:

- No Comments.

FIRE DEPT:

- No Comments.

POLICE DEPT:

- No Comments.

GIS:

- No Comments.

Outside Utility Provider Comments

- Oncor:**
- AT&T:**
- Atmos Energy:**
- Charter Communications:**
- Grande Communications:**
- Spectrum (Time Warner):**
- USPS:**
- Clearwater UCD: Per memo dated 6-4-24 – no signature is required.**
- TXDOT: No comments per email on 6/4/24**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

9. P-24-14 - Consider a final plat for Fairway Drive Commercial Plat, comprising of 2.94 acres, located at 1115 Fairway Drive, the corner of East Avenue M and Fairway Drive. (Audio 38:58)

Senior Planner Ms. Moore presented the staff report.

Commission Member Locklin made a motion to approve P-24-14 as presented. Commission Member Ruiz seconded the motion. The motion passed with ayes 5 and 0 nay.



Staff Report – City Council Agenda Item

Date: October 22, 2024
Case No.: P-24-16
Request: Final Plat
Applicant: All County Surveying
Owner/Developer: Jay Littlefield

Agenda Item #17

P-24-16 – Consider a final plat for Bluebonnet Crossing, comprising 2.858 acres, located at 35 South Loop 121.

Case Summary

This final plat proposes a one-block, two-lot for the development of a Dental Office and other retail properties. The property recently underwent a zoning change from Retail to Planned Development-Retail to permit the proposed uses and allow a reduced side yard setback of 15' instead of 25'.

Project Analysis and Discussion

- **Zoning:** The proposed lot satisfies the area and setback requirements for the Planned Development - Retail (PD-R) District.
- **Water:** Dual Dog Ridge/Belton CCN is available at this site. The applicant will connect to the existing 14" water line along Loop 121 during construction. This line needs to be extended west on FM 93 to ensure future connectivity for the adjacent property. However, due to the anticipated widening of FM 93, it is recommended to delay this extension until the right-of-way requirements are determined, avoiding potential relocation in the future. While the applicant is responsible for installing an 8" water line, the City may opt to increase it to a 12" line. A development agreement will be presented to the City Council for approval.
- **Sewer:** Belton CNN sewer is available at this site. The applicant plans to extend the sewer line to and through the adjacent property south of the site. The existing line runs along FM 93 and will not need to be extended to the property west of the site.
- **Access:** TxDOT has reviewed and approved the proposed access points — one at the western end of the property on FM 93, and one at the southern end on Loop 121. Staff requested that the applicant provide an access easement for the two lots and for future connections to adjacent properties.

- **Streets and Sidewalks:** No perimeter street improvements are required with this plat. TxDOT is currently widening Loop 121 and will install a sidewalk along this frontage. TxDOT also has plans to improve FM 93 which includes a sidewalk. The applicant is requesting a variance for a sidewalk along FM 93 frontage based on the anticipated TxDOT improvements. Staff is recommending approval of this request.

Recommendation: At their meeting on October 15, the Planning and Zoning Commission unanimously recommended approval of the final plat of Bluebonnet Crossing, subject to the following:

1. Staff comment letter dated 9-27-24.
2. Approval to waive the sidewalk requirement on FM 93 with the anticipated FM 93 widening project.

Attachments

- Final Plat Application
- Final Plat
- Staff Comments
- P&Z Minutes Excerpt



City of Belton
Request for Subdivision Plat
to the Planning and Zoning Commission and City Council

Application is hereby made to the City Council for the following:

- General Development Plan Review
 - Preliminary Subdivision Fees due \$ _____
 - Final Subdivision
 - Administrative Plat
 - Replat
- ETJ
 Inside Belton City Limits

Date Received: _____ Date Due: _____

(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: Charles C. Lucko Phone: (254) 778-2272

Address: 4330 South 5th Street Temple Texas

Email: chuck@allcountysurveying.com & justin@allcountysurveying.com

Owner: ACL INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY Phone 254-220-1125

Mailing Address: 3100 Amber Forest Trail Belton Texas

Email Address: jaylittlefield09@gmail.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____

Acres: 2.858 Survey: James Bennett

Abstract #: 71 Street Address: FM 93 Belton Texas (Intersection of West FM 93 and Loop 121)

Frontage in Feet: +/-340 Depth in Feet: +/-225'

Does Zoning comply with proposed use? Yes Current Zoning: R

Name of proposed subdivision: Loop 121 Dental Bluebonnet Crossing

Number of Lots: 2 Fee: \$ _____

Signature of Applicant: _____ Date: 7-23-24

Signature of Owner: _____ Date: 7-23-24

NOTE: Variances to code requirements may be considered by P&ZC and City Council.

FINAL PLAT of
BLUEBONNET CROSSING
a subdivision within the City of Belton, Bell County, Texas.

2,858 Acres, situated in the James Bennett Survey,
Abstract 71, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

ACL INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 2,858 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BLUEBONNET CROSSING, A SUBDIVISION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, MATING COURSES, GRASS, EXPONENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ACL INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: JAY LITTLEFIELD, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAY LITTLEFIELD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS MANAGING MEMBER OF ACL INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BLUEBONNET CROSSING, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE ___ DAY OF _____, 20__ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN _____ SECRETARY _____

SAID SUBDIVISION LIES WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE ___ DAY OF _____, 20__

CITY CLERK:

AFFIDAVIT

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the ___ day of _____, 20__ A. D.

By: _____
Bell County Tax Appraisal District

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT; THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



Charles C. Licko
CHARLES C. LICKO, R.P.L.S.
REGISTRATION NO. 4836
DATE SURVEYED, MAY 4, 2023

RECORDATION INFORMATION:
FILED FOR RECORD THIS ___ DAY OF _____, 20__
IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY, BELL COUNTY, TEXAS.



Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, on per GPS observations, Scale Factor=1.000424702, scaled about CP-101 (N 10 36 22.0739 E, S 10 04 00.1444).

- 5/8" Iron Rod w/Aluminum cap stamped "TODOT" Found (Unless otherwise Stated)
- ◆ 1/2" Iron Rod Found (Unless otherwise Stated)
- Concrete Monument Found (Unless otherwise Stated)
- ▲ 3/8" Iron Rod Found (Unless otherwise Stated)
- ⊙ 4" Brass Disk Monument (Unless otherwise Stated)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	333.55	110.28	110.28	S 43° 52' 47" E	110° 25' 34"
C2	4.00	0.28	0.28	S 75° 55' 31" E	110° 25' 34"
C3	150.00	62.28	62.28	S 75° 55' 31" E	110° 25' 34"
C4	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C5	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C6	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C7	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C8	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C9	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C10	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C11	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C12	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C13	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C14	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C15	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"
C16	150.00	62.28	62.28	N 14° 02' 17" E	110° 25' 34"

LINE BEARING	DISTANCE
L1	S 75° 55' 31" E 15.75
L2	N 14° 02' 17" E 11.24
L3	S 26° 42' 13" E 16.24

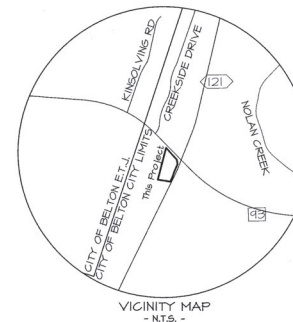
Sarah Elizabeth Henderson Dorn
as per Bell County Tax Appraisal District LD #48136
Described on 35.6 acres
Vol 071, Pg. 26

NOTES:

- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027028002 and Community Panel No. 48027028002, dated September 20, 2009, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. The Flood statement does not imply that this tract will or will never flood, nor does it create any liability in each event on the part of this surveyor or company.
- Water service is provided by City of Belton.
- A site clearing permit and tree survey is required prior to the removal of all trees measuring 8-inches DBH or more.
- Building lines for the tract shown hereon shall be in accordance with the City of Belton Zoning Ordinance.
- The City of Belton does not regulate lot to lot drainage.
- Wastewater service is provided by the City of Belton.
- Width of roadway surface of FM 43 (aka West 2nd Avenue) is 40'.
- Tract A (Common Area) to be maintained by the owners association.

LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 2,858 ACRES

OWNER:
ACL INTERESTS, LLC, A TEXAS
LIMITED LIABILITY COMPANY



FINAL PLAT OF
BLUEBONNET CROSSING
a subdivision within the City of Belton, Bell County, Texas.
2,858 Acres, situated in the James Bennett Survey, Abstract 71,
Bell County, Texas.

Plot Date: 04-11-2024
Survey completed: 05-04-2023
Scale: 1" = 50'
Job No.: 2300248
Dwg No.: 2300248
Drawn by: JSL
Surveyor: CCL #4836
Copyright 2024 All County Surveying, Inc.





City of Belton

Planning Department

1st Review – 8-5-24

2nd Review – 9-20-24

Project: Bluebonnet Crossings

Applicant: All County Survey Owner: ACL Interests LLC. (Jay Littlefield)

Date Submitted: 8-5-24

**Location: ACRES LOCATION: 2.858 ACRES; SWC LOOP 121
AND FM 93**

*****Please comment back in red under the comments submitted on this sheet.*****

PLANNING:

1. Please add a signature block for the Mayor and City Council between the Planning and Zoning Commission and City Clerk's signature blocks.
2. Please extend the public access easement to the adjacent properties west of FM 93 and south of Loop 121 so that the adjacent properties can connect to the road.

PUBLIC WORKS/KPA:

1. On the Topographical/Utility Layout, please identify/label the following:
 - a. Size of the existing waterline.
 - b. Size of the existing wastewater line.
2. Civil Plan Comments
 - a. Sheet C6.5 indicates that Drainage Area OS1 drains to the site, but the detention pond hydrographs on Sheet C6.14 indicate that the only inflow to the detention pond comes from onsite drainage area A1. Is there some sort of bypass channel proposed to divert the offsite drainage around the pond? If not, it appears the pond may need to be modified to at least be able to pass the combined flow of A1 and OS1. There is a new concrete retaining wall proposed along the property line. A drainage easement may be needed from the adjacent property owner to the west inasmuch as impeding water from draining off their property as it currently does would be a violation of Texas Water Law.
 - b. Sheet C8.1 indicates that the top of the detention pond berm is to be 603.5. The Outlet Structure Detail on Sheet C11.2 indicates the top of berm is to be 603.25. Please correct this discrepancy.
 - c. Sheet C9.1 - Recommend adding rock riprap at the northeast storm sewer outfall to the detention pond.
 - d. Sheet C11.2 - Most of the water surface elevations for various storm events do not correspond to the water surface elevations for the same events in the hydrographs on Sheet C6.14. Please revise.

BUILDING OFFICIAL:

- No Comments.

FIRE DEPT:

- No Comments.

POLICE DEPT:

- No Comments.

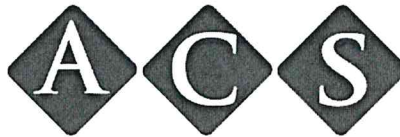
GIS:

- No Comments.

Outside Utility Provider Comments

- Oncor:**
- AT&T:**
- Atmos Energy:**
- Charter Communications:**
- Grande Communications:**
- Spectrum (Time Warner):**
- USPS:**
- Clearwater UCD: No comment per email 8/9/24**
- TXDOT:**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.



ALL COUNTY SURVEYING, INC
TEXAS FIRM NO. 10023600

September 17, 2024

City of Belton
333 Water Street
Belton, Texas 76513

Re: Request for "Sidewalk Waiver" – BLUEBONNET CROSSING

To: City of Belton Planning Department

This property is currently within the City of Belton City Limits and situated along Loop 121 and Farm to Market 93. It is understood that Loop 121 and Farm to Market 93 will be a part of an impending TxDOT project that will provide improvements along both roadways such as sidewalks. It is hereby desired by this applicant that a Sidewalk Waiver be granted as such improvements may not coincide with TxDOT's plans for the near future project.

Thanks for granting this waiver, and as applicant, I wish to thank you in advance.

Respectfully,

Charles C. Lucko, RPLS
President, All County Surveying, Inc.



9.17.2024

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

10. P-24-16 - Consider a final plat for Bluebonnet Crossing, comprising of 2.858 acres, located at 35 South Loop 121. (Audio 44:17)

Senior Planner Ms. Moore presented the staff report.

Commission Member Locklin made a motion to approve P-24-16 as presented. Commission Member Ruiz seconded the motion. The motion passed with ayes 5 and 0 nay.



Staff Report – City Council Agenda Item

Date: October 22, 2024
Case No.: P-24-18
Request: Final Plat
Applicant: Turley Associates
Owner/Developer: Barge Properties

Agenda Item #18

P-24-18 – Consider a final plat for River Fair Crossing, Phase II, comprising 2.026 acres, located at 2910 and 3002 N. Main Street.

Case Summary

This final plat proposes a one-block, two lots for the development of two fast food restaurants. The property recently underwent a zoning change to Amended Planned Development Retail, consistent with its intended use and for a reduction in the side yard setback to 15' for the southern lot.

Project Analysis and Discussion

- **Zoning:** The proposed lot satisfies the area and setback requirements for the Amended Planned Development Retail District.
- **Water:** Belton CCN. An 8" diameter water line will be extended from the Wendy's site to both of the proposed lots. This size is adequate for fire protection needs.
- **Sewer:** Belton CCN sewer is available at this site. A 6" wastewater line will be extended from River Fair Boulevard to serve the two proposed lots.
- **Access:** Access will be provided via the existing driveway on N. Main Street, as well as through a private access that extends from River Fair Boulevard.
- **Streets and Sidewalks:** N. Main Street is a TxDOT-controlled road, no perimeter street improvements are required. A sidewalk is already in place along this side of the roadway.

Recommendation: At their meeting on October 15, the Planning and Zoning Commission unanimously recommend approval of the final plat of River Fair Crossing Phase II, subject to the Staff comment letter dated 10-8-24.

Attachments

Final Plat Application
Final Plat

Staff comments
P&Z Minutes Excerpt



City of Belton
 Request for Subdivision Plat
 to the Planning and Zoning Commission and City Council

Application is hereby made to the City Council for the following:

- General Development Plan Review
- Preliminary Subdivision Fees due \$ _____
- Final Subdivision
- Administrative Plat ETJ
- Replat Inside Belton City Limits

Date Received: _____ Date Due: _____

(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: _____ Phone: _____

Address: _____

Email: _____

Owner: _____ Phone _____

Mailing Address: _____

Email Address: _____

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____

Acres: _____ Survey: _____

Abstract #: _____ Street Address: _____

Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? _____ Current Zoning: _____

Name of proposed subdivision: _____

Number of Lots: _____ Fee: \$ _____

Signature of Applicant: *[Signature]* Date: _____

Signature of Owner: *[Signature]* Date: 8-29-2024

NOTE: Variances to code requirements may be considered by P&ZC and City Council.



City of Belton

Planning Department

10-5-24

Project: River Fair Crossing Phase II

Applicant: Turley and Associates

Date Submitted: 1st Review – 8-30-24

2nd Review – 9-25-24

Location: 2910 N. Main Street ACRES: 2.026

*****Please comment back in red under the comments submitted on this sheet.*****

PLANNING:

1. Please provide a copy of the recorded easement and access agreement. Recorded document numbers should be included in the plat before recording.

PUBLIC WORKS/KPA:

No Comments.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

- Oncor:**
- AT&T:**
- Atmos Energy:**
- Charter Communications:**
- Grande Communications:**
- Spectrum (Time Warner):**
- USPS:**
- Clearwater UCD:**
- TXDOT:**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, October 15, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair David Jarratt, Vice Chair Nicole Fischer, Quinton Locklin, Luke Potts, and Justin Ruiz. The following Commission Members were absent: Dominica Garza, Alton McCallum, Ty Taggart, and Kelsey Vitek. The following staff members were present: Planning Director Bob van Til, Senior Planner Tina Moore, Planning Technician Madison Neill, and IT Director Chris Brown.

11. P-24-18 - Consider a final plat for River Fair Crossing, Phase II, comprising of 2.026 acres, located at 2910 & 3002 N Main Street. (Audio 49:39)

Senior Planner Ms. Moore presented the staff report.

Vice Chair Fischer made a motion to approve P-24-18 as presented. Commission Member Ruiz seconded the motion. The motion passed with ayes 5 and 0 nay.



Staff Report – City Council Agenda Item

Agenda Item #19

Consider allocation of ARPA interest funds as recommended by a Council-appointed Subcommittee.

Originating Department

Administration – Matt Bates, Assistant City Manager

Summary Information

The City of Belton received \$5,681,788 from the American Rescue Plan Act of 2021 (ARPA). At the August 27, 2024, City Council meeting, the final \$90,000 of unobligated funds was granted to United Way for utility and rent assistance for Belton residents. With this allocation, all allocated ARPA funds received by the City have now been expended.

The ARPA fund has also earned interest totaling an estimated \$400,000. Treasury FAQ 13.11 clarifies that interest earned on advances of Federal funds is not considered program income. Therefore, these funds are not subject to the same usage or time restrictions as the original grant funds.

Mayor Leigh appointed a Councilmember Subcommittee to propose projects that could be funded using the ARPA interest earnings. Subcommittee members included Mayor Pro-Tem John Holmes Sr., and Councilmembers Wayne Carpenter and Dave Covington.

The Subcommittee met twice to review proposals and unanimously agreed to recommend the following projects for funding consideration:

***A detailed breakdown for all projects can be found in the attached report.*

• Nolan Creek Bridge	\$ 15,000
• Belton Senior Center	\$100,000
• Heritage Park - Multipurpose Field	\$175,500
• Pickleball Court Expansion- Chisholm Trail Park	\$ 45,000
• Heritage Park LED Light Conversion	\$ 50,000
• Children’s Advocacy Center (CAC)	<u>\$ 6,153</u>

**Total for all projects proposed to be funded
by interest earnings: \$391,653**

Previous initiatives funded using ARPA funds in the City of Belton included:

- \$700,000 in utility assistance for Belton residents, used to pay off delinquent water bills and provide additional utility assistance through United Way.
- \$850,000 to support local businesses in the community that experienced financial hardships.
- \$900,000 towards the construction of the Standpipe Park Project.
- \$500,000 to assist with structural rehabilitation at Mt. Zion Methodist Church.

A complete list of previously funded ARPA projects is attached.

Fiscal Impact

Amount: \$391,653

Budgeted: Yes No TIRZ Fund

Budgeted in Capital Projects Fund

Recommendation

Authorize the allocation of ARPA interest funds as recommended by a Council-appointed Subcommittee.

Attachments

Proposed ARPA Funding Distribution Report
Allocation of funding from ARPA since 2021

Council Subcommittee

ARPA Funds

Proposed

Funding Distribution Report



Nolan Creek Temporary Bridge



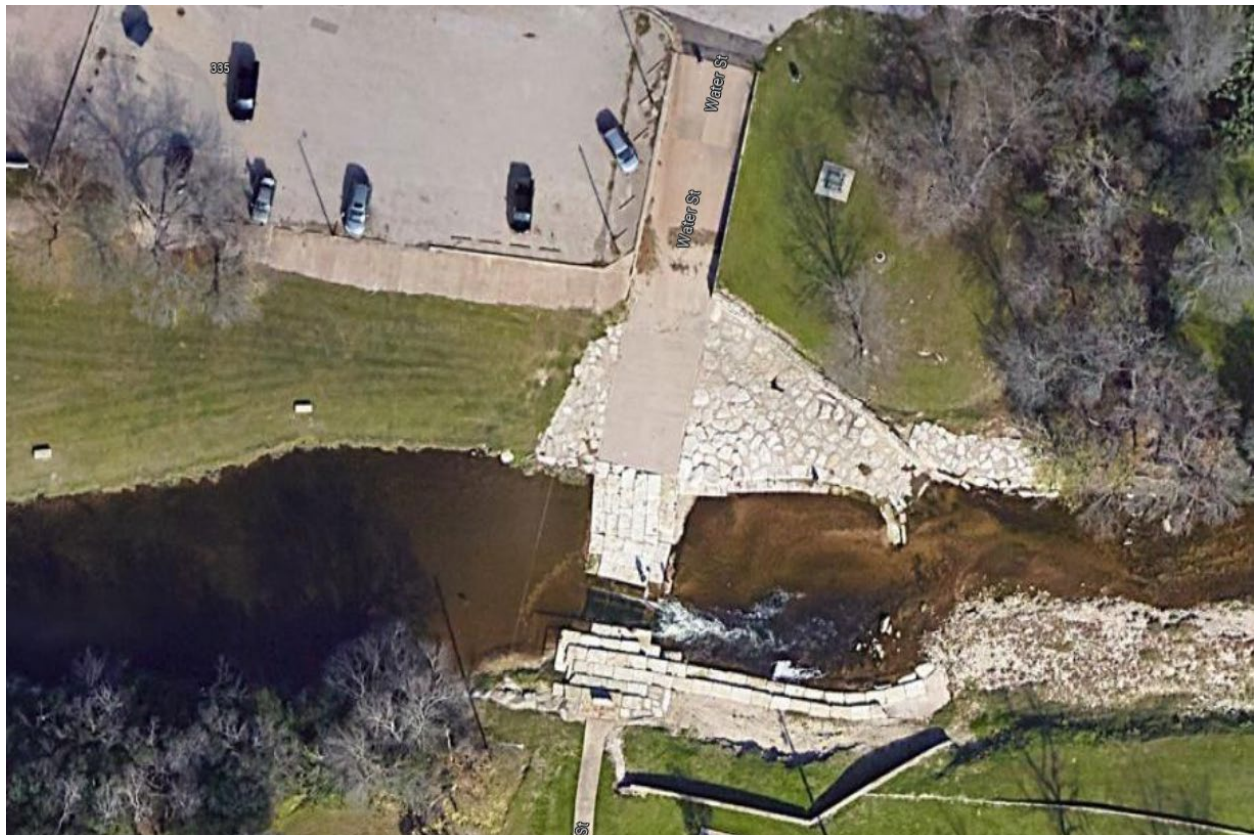
Since renaming Confederate Park to Liberty Park, it has become more attractive for events and rentals. The successful relocation of the 4th of July Festival from Yettie Polk Park to Liberty Park led the Chamber to propose covering half the cost of a new mobile bridge. This aluminum bridge, mounted on wheels, can be easily moved in less than an hour by one person and a pickup truck, enhancing park accessibility and mobility between Liberty Park and our Downtown.

COST: \$15,000.00

Department Request: Parks & Recreation

Total Project cost is \$30,000

Belton Area Chamber of Commerce has verbally committed \$15,000 to this project



Heritage Park

Multi-Purpose Field



The new practice space adjacent to the soccer fields will address community concerns about the lack of dedicated practice areas for all associations. It will also provide convenient access to restrooms and parking.

Per direction from the Committee, the quote was updated to include six (6) light fixtures that will be added to the back of the two poles facing the practice field. This added \$15,500

COST: \$175,500.00

Department Request: Parks & Recreation

Belton Senior Center



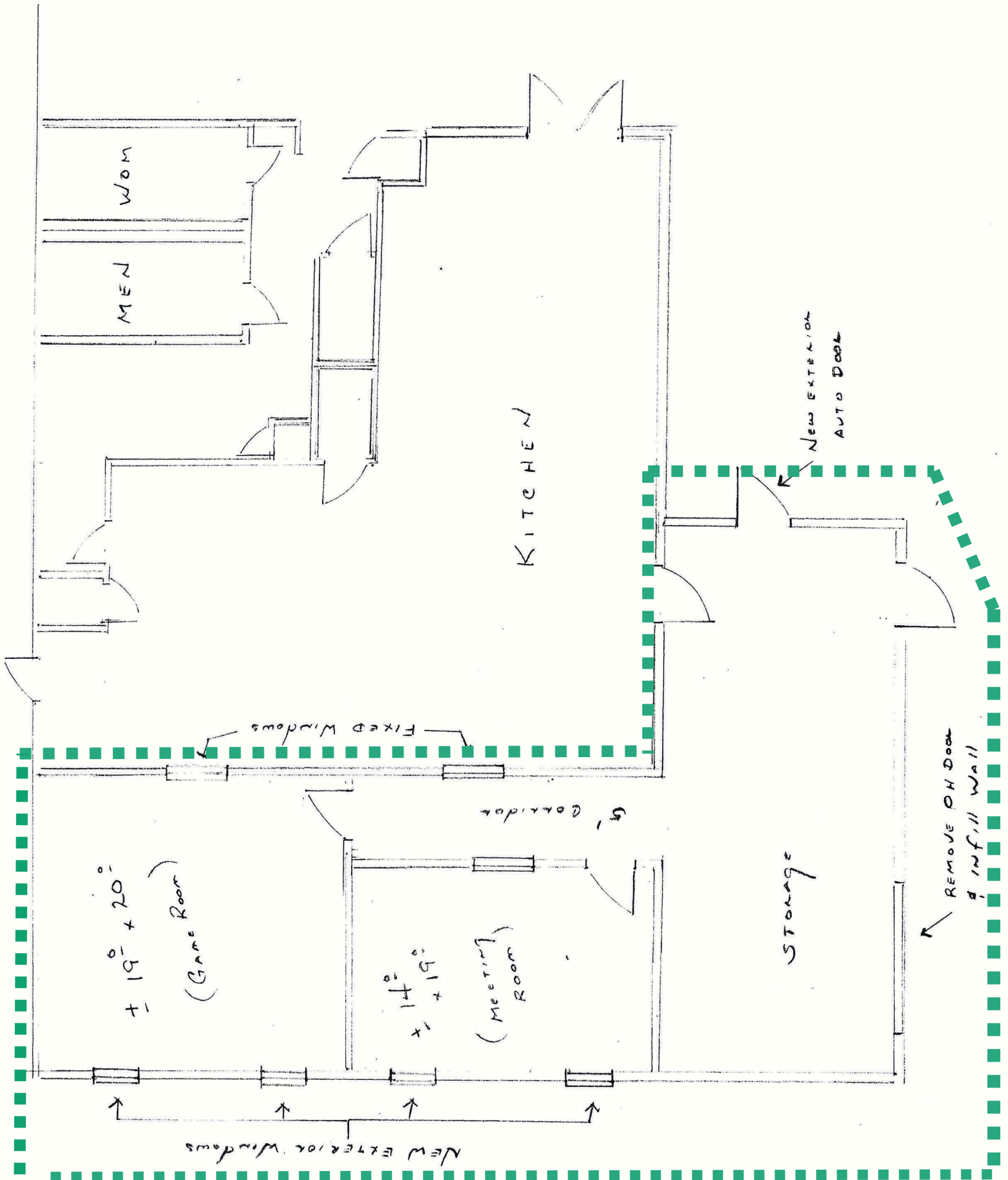
The Belton Senior Center has requested funds to remodel the eastern portion of their building. The proposed renovations include an additional activity room, meeting room, and more storage space, a total of nearly 1000 SQ FT

City staff met with representatives from the Senior Center to discuss both short- and long-term goals. The Senior Center currently serves around 300 members of the community through a variety of activities, programs, and events.

COST: \$100,000

City Council Consideration

Senior Center Floor Plan



Pickleball Court Expansion at Chisholm Trail Park



The City of Belton recently installed Pickleball courts at Chisholm Trail Park. These courts are the only publicly accessible ones in the region and have quickly become a highly popular amenity within the Belton Parks System.

This project proposes adding two additional Pickleball courts to Chisholm Trail Park, complete with fencing and lighting.

COST: \$45,000

City Council Consideration

Heritage Park

LED Light Conversion- Baseball



This project will upgrade 70 existing 1,500-watt Metal Halide fixtures to new 500-watt LED fixtures, significantly reducing energy consumption

COST: \$50,000.00

Department Request: Parks & Recreation

Children's Advocacy Center



At the September 10th City Council Meeting, Deborah Longley, Executive Director of the Children's Advocacy Center of Central Texas, spoke during the FY'25 Budget Adoption public comment period. Ms. Longley explained the services her organization provides and requested that the City consider allocating funds to support the CAC in the FY'25 Budget, with a request of \$0.25 per resident.

COST: \$6,153.00

City Council Consideration

2020 Census Population : 24,610

Funding Breakdown

• <i>Nolan Creek Temporary Bridge</i>	<i>\$15,000</i>
• <i>Heritage Park Multi-Purpose Field</i>	<i>\$175,500</i>
• <i>Belton Senior Center</i>	<i>\$100,000</i>
• <i>Pickleball Courts</i>	<i>\$45,000</i>
• <i>LED Light Conversion</i>	<i>\$50,000</i>
• <i>Children's Advocacy Center</i>	<i>\$6,153</i>

Total Cost for all Projects: \$391,653

ARPA Subcommittee Members

John Holmes Sr.- Mayor Pro Tem

Dave Covington- City Councilmember

Wayne Carpenter- City Councilmember

Local Government	Original Allocation	Final Allocation	Spending Group	Spending Subgroup	Project Overview	U.S. Treasury Spend Group	U.S. Treasury Spend Subgroup		
Belton, TX	\$ 1,200,000	\$ 1,200,000	Government Operations Investments	Government Employee Wages or Hiring	The 2022 compensation study revealed significant misalignment with civil service employees. These funds will be used to increase pay for government employees to maintain competitiveness. ARPA funds will be used in FY23 and possibly FY24.	Revenue Replacement	Provision of Government Services		
Belton, TX	\$ 400,000	\$ 485,312	Community Aid	Direct Payment or Subsidies	To aid those who have been impacted by the pandemic, ARPA funds will be used to pay delinquent account balances (\$100,000) for City of Belton residential customers as of the implementation date. The City will also partner with the United Way to establish a broad utility assistance program (\$390,000) for residents to use for other types of service.	Revenue Replacement	Provision of Government Services		
Belton, TX	\$ 300,000	\$ 300,000	Community Aid	Nutrition and Food Assistance	To aid those who have been impacted by the pandemic, the City will ask the United Way to facilitate a partnership with local nonprofit organizations to expand or maintain food distribution programs.	Revenue Replacement	Provision of Government Services		
Belton, TX	\$ 850,000	\$ 730,269	Economic and Workforce Development	Small Business Support	To mitigate financial hardship suffered by the small business community and tourism industry during the pandemic, the City will establish a grant program for business improvements. Applicants must demonstrate an impact from COVID; provide a budget for how funds will be spent; and provide receipts for work performed. To be considered, the business must have fewer than 100 employees and be independently owned and operated in Belton.	Revenue Replacement	Provision of Government Services		
Belton, TX	\$ 900,000	\$ 1,073,809	Community Aid	Other Community Aid	Investments in parks, public plazas, and other public outdoor recreation spaces promotes healthier living environments in disproportionately impacted communities. Bell County census tract 216.01 is considered a historically transportation-disadvantaged community. As such, this part of town has no access to parks and other recreational areas. ARPA funds could be used to construct a neighborhood park near the historic standpipe, along with hazard remediation to the standpipe itself.	Revenue Replacement	Provision of Government Services		
Belton, TX	\$ 500,000	\$ 369,589	Community Aid	Other Community Aid	Neighborhood revitalization includes the rehabilitation, renovation, maintenance, or costs to secure vacant or abandoned property. ARPA funds could be used to rehabilitate and restore the vacant structure of the historical Mount Zion Methodist Church and surrounding area as a neighborhood investment.	Revenue Replacement	Provision of Government Services		
Belton, TX	\$ 1,531,788	\$ 1,526,185	Infrastructure	Streets and Sidewalks	To fund government services that were lost due to the pandemic, ARPA funds will be used to construct or maintain infrastructure, including streets and sidewalks, within the City of Belton.	Revenue Replacement	Provision of Government Services		
\$ 5,681,788		\$ 5,685,164	Total Allocated from ARPA Principal						

Belton, TX	\$ -	\$ 15,000			Nolan Creek temporary bridge				
Belton, TX	\$ -	\$ 175,500			Heritage Park multi-purpose field				
Belton, TX	\$ -	\$ 100,000			Belton Senior Center				
Belton, TX	\$ -	\$ 45,000			Pickleball court expansion at Chisholm Trail Park				
Belton, TX	\$ -	\$ 50,000			Heritage Park LED light conversion				
Belton, TX	\$ -	\$ 6,153			Children's Advocacy Center				
\$ -		\$ 391,653	Total Allocated from Interest Earnings						